

From: [Planning Enquiries](#)
To: [Anthony Hollingsworth](#)
Subject: FW: Central House, 32- 66 High Street Stratford, E15
Date: 03 August 2023 16:20:00

Hi Anthony

Hope all is well.

With regards to the email below.

I have sent the original email to Catherine already.

Kind regards

s40

From: **s40** <**s40** gmail.com>
Sent: Thursday, August 3, 2023 4:08 PM
To: Planning Enquiries <planningenquiries@londonlegacy.co.uk>; Anthony Hollingsworth <AnthonyHollingsworth@londonlegacy.co.uk>
Subject: Re: Central House, 32- 66 High Street Stratford, E15

Anthony, I am getting no joy with your team. Please can you step in and assist?

Many thanks,

s40

On Wed, 2 Aug 2023 at 13:31, **s40** <**s40** gmail.com> wrote:

Please can I have an update on this matter?

Many thanks

s40

On Sat, 29 Jul 2023, 09:27 **s40** <**s40** gmail.com> wrote:

Dear LLDC,

Please can you investigate this potential planning enforcement case.

I attach the plan I originally sent to Newham Council when I initially raised the matter with them.

Regards,

s40

----- Forwarded message -----

From: **Planning Enforcement** <Planning.Enforcement@newham.gov.uk>

Date: Mon, 17 Jul 2023 at 11:19

Subject: RE: Central House, 32- 66 High Street Stratford, E15

To: s40 <s40@gmail.com>

Cc: s40 <s40@onesource.co.uk>

Dear s40

Thank you for your email.

The address in question is located within The London Legacy Development Corporation Planning Authority area.

For this reason, you are required to contact The London Legacy Development Corporation directly. Please find the link below:

<https://www.queenelizabetholympicpark.co.uk/planning-authority>

Regards,

s40 | Senior Planner
Inclusive Economy and Housing
London Borough of Newham
Newham Dockside | 1000 Dockside Road | London E16 2QU

People at the Heart of Everything We Do

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Newham Council has adopted an ambitious programme: Building a Fairer Newham.
[Read more here and watch here](#)

From: s40 <s40@gmail.com>

Sent: 14 July 2023 19:42

To: s40 <s40@oneSource.co.uk>; Planning Enforcement <Planning.Enforcement@newham.gov.uk>

Subject: Fwd: Central House, 32- 66 High Street Stratford, E15

s40 as s40 has left, can you assist the Enforcement Team with this?

Many thanks,

s40

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From: s40 <s40@gmail.com>

Date: Fri, 14 Jul 2023 at 19:38

Subject: Central House, 32- 66 High Street Stratford, E15

To: <Planning.enforcement@newham.gov.uk>

Cc: <s40 [REDACTED] newham.gov.uk>

I wish to report a serious breach of planning control.

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Please can you look into this?

I have copied in s40 [REDACTED]. As you will need to liaise with her to appreciate the unauthorised nature of what has happened.

I also attach a screen shot to identify the ground floor flats and the cycle storage area.

Regards

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From: [Anne Ogundiya](#)
To: [Catherine Smyth](#)
Cc: s40
Subject: FW: Central House, 32- 66 High Street Stratford, E15
Date: 03 August 2023 17:47:00
Attachments: [image001.png](#)

Hiya,

Do you know anything about this (cc'ing s40 too as it relates to Enforcement if it hasn't already been allocated perhaps, he can pass on to s40 to look at)?

Anne

From: s40 <s40@londonlegacy.co.uk>
Sent: Thursday, August 3, 2023 4:26 PM
To: Catherine Smyth <CatherineSmyth@londonlegacy.co.uk>; Anne Ogundiya <AnneOgundiya@londonlegacy.co.uk>
Subject: FW: Central House, 32- 66 High Street Stratford, E15

Hi Catherine and Anne

Can you please see below email and forward to the relevant officer.

I will acknowledge on behalf of Anthony.

Regards

s40
[Redacted]
**PA to Director of Planning Policy and Decisions &
LLDC Planning Decisions Committee Officer
London Legacy Development Corporation
Level 9
5 Endeavour Square
Stratford
London
E20 1JN
Mob: s40
Website: www.QueenElizabethOlympicPark.co.uk**



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From: [Planning Enquiries](#)
To: [Catherine Smyth](#)
Subject: FW: Central House, 32- 66 High Street Stratford, E15
Date: 04 August 2023 17:01:00

Hi Catherine

Could you please confirm that an enforcement will need to be register as they have now forward this email to Anthony.

Thanks

s40

From: **s40** <**s40** gmail.com>
Sent: Wednesday, August 2, 2023 1:31 PM
To: Planning Enquiries <planningenquiries@londonlegacy.co.uk>
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From: [Anne Ogundiya](#)
To: [Anthony Hollingsworth](#)
Subject: RE: Central House, 32- 66 High Street Stratford, E15
Date: 09 August 2023 12:12:00
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

Checking to see if we are investigating.

Anne

From: Anthony Hollingsworth <AnthonyHollingsworth@londonlegacy.co.uk>
Sent: Wednesday, August 9, 2023 12:09 PM
To: Anne Ogundiya <AnneOgundiya@londonlegacy.co.uk>
Subject: FW: Central House, 32- 66 High Street Stratford, E15
Importance: High

FYI...a day of enforcement cases! **s40** has forwarded to planning enquiries.

Anthony

Anthony Hollingsworth
Director of Planning Policy and Decisions
London Legacy Development Corporation
Queen Elizabeth Olympic Park
Mobile: **s40**
Email: anthonyhollingsworth@londonlegacy.co.uk
Website: www.QueenElizabethOlympicPark.co.uk



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EASTBANK | **MAYOR OF LONDON**

[East Bank: A brand new Cultural Quarter for innovation, creativity and learning.](#)

From: **s40** <**s40** [gmail.com](#)>
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Cc: Planning Enquiries <planningenquiries@londonlegacy.co.uk>
Subject: Re: Central House, 32- 66 High Street Stratford, E15

Thank you s40

Can the planning team please provide me with an update on this?

Many thanks,

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London Legacy Development Corporation

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[powers.](#)

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London Legacy Development Corporation, Level 9, 5 Endeavour Square, Stratford, London, E20 1JN.

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Planning Technical Executive

Queen Elizabeth Olympic Park

London Legacy Development Corporation

Floor 9

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Stratford

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<https://www.queenelizabetholympicpark.co.uk/planning-authority>

Regards,

s40 | Senior Planner
Inclusive Economy and Housing
London Borough of Newham
Newham Docks | 1000 Docks Road | London E16 2QU

People at the Heart of Everything We Do

*This email constitutes my professional opinion only, and does not act as a guarantee of planning permission or confirmation of lawfulness.

Newham Council has adopted an ambitious programme: **Building a Fairer Newham.**
[Read more here](#) and [watch here](#)

From: s40 <s40@gmail.com>
Sent: 14 July 2023 19:42
To: s40 <s40@oneSource.co.uk>; Planning Enforcement <Planning.Enforcement@newham.gov.uk>
Subject: Fwd: Central House, 32- 66 High Street Stratford, E15

s40 as s40 has left, can you assist the Enforcement Team with this?

Many thanks,

s40

----- Forwarded message -----

From: s40 <s40@gmail.com>
Date: Fri, 14 Jul 2023 at 19:38
Subject: Central House, 32- 66 High Street Stratford, E15
To: <Planning.enforcement@newham.gov.uk>
Cc: <s40@newham.gov.uk>

I wish to report a serious breach of planning control.

I cannot locate the relevant Prior Approval on your website, but I understand that Prior Approval was granted in the last 3 years for the conversion of the ground floor office (which used to be occupied by Barratt East London) into residential use under the

previous Class O.

The conversion was carried out and the flats built.

It has since come to my attention that the Prior Approval also included an area on the ground floor identified for "cycle parking" . This was in the process of being converted, when I realised that an error has occurred. This is because the cycle parking is in fact for residential use. It was never in office use. The cycle parking served the flats in the block.

Given this, the Prior Approval should have been refused if you were made aware of it. However, as the applicants were disingenuous with their Notification, it means the entire development (including all the flats on the ground floor that have been built) are unlawful.

Please can you look into this?

I have copied in **s40** As you will need to liaise with her to appreciate the unauthorised nature of what has happened.

I also attach a screen shot to identify the ground floor flats and the cycle storage area.

Regards

s40

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Privacy Notice can be found on our website Data Protection <https://onesource.co.uk/privacy-and-policies> , which outlines your rights and how we collect, use, store, delete and protect your personal data.

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For more information please visit <http://www.symanteccloud.com>

This communication and the information it contains is intended for the addressee only. It may be confidential, legally privileged and protected by law. Unauthorised use, copying or disclosure of any of it may be unlawful. If you have received this communication in error, please contact me immediately by email or telephone and then delete the e-mail and its attachments from your system. This email and any attachments have been scanned for viruses

From: s40
To: Anne.Ogundiya
Subject: RE: Central House, 32- 66 High Street Stratford, E15
Date: 09 August 2023 16:46:12
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

Hi Anne

I've set this up as ENF/23/00018. Will you be the officer?

<O:\PPDT\Development Management\Planning Applications\Enforcement\2023 Enforcements\ENF-23-00018 - Central House 32-66 High Street>

I've contacted s40 for the attachments.

Thanks

s40

From: Anne Ogundiya <AnneOgundiya@londonlegacy.co.uk>
Sent: Wednesday, August 9, 2023 12:11 PM
To: s40 <s40@londonlegacy.co.uk>
Subject: FW: Central House, 32- 66 High Street Stratford, E15
Importance: High

Do we have an enforcement case logged for the above address – urgent?

From: Anthony Hollingsworth <AnthonyHollingsworth@londonlegacy.co.uk>
Sent: Wednesday, August 9, 2023 12:09 PM
To: Anne Ogundiya <AnneOgundiya@londonlegacy.co.uk>
Subject: FW: Central House, 32- 66 High Street Stratford, E15
Importance: High

FYI...a day of enforcement cases! s40 has forwarded to planning enquiries.

Anthony

Anthony Hollingsworth
Director of Planning Policy and Decisions
London Legacy Development Corporation
Queen Elizabeth Olympic Park
Mobile: s40
Email: anthonyhollingsworth@londonlegacy.co.uk
Website: www.QueenElizabethOlympicPark.co.uk



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[East Bank: A brand new Cultural Quarter for innovation, creativity and learning.](#)

From: s40 <s40@gmail.com>
Sent: Wednesday, August 9, 2023 9:29 AM
To: Anthony Hollingsworth <AnthonyHollingsworth@londonlegacy.co.uk>
Cc: Planning Enquiries <planningenquiries@londonlegacy.co.uk>
Subject: Re: Central House, 32- 66 High Street Stratford, E15

Thank you s40

Can the planning team please provide me with an update on this?

Many thanks,

s40

On Thu, 3 Aug 2023 at 16:28, Anthony Hollingsworth <AnthonyHollingsworth@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email to Anthony Hollingsworth.

I have forwarded this to my colleagues in Development Management, who will respond to you in due course.

With kind regards

s40

**PA to Director of Planning Policy and Decisions &
LLDC Planning Decisions Committee Officer
London Legacy Development Corporation
Level 9
5 Endeavour Square
Stratford
London
E20 1JN**

Mob: s40

Website: www.QueenElizabethOlympicPark.co.uk



During the current health crisis I am working from home flexibly, so you may receive emails at times that are outside of normal working hours. I do not expect a response outside of your own working hours, please only reply when it is convenient for you to do so.

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From: s40 <s40@gmail.com>

Sent: Thursday, August 3, 2023 4:08 PM

To: Planning Enquiries <planningenquiries@londonlegacy.co.uk>; Anthony Hollingsworth <AnthonyHollingsworth@londonlegacy.co.uk>

Subject: Re: Central House, 32- 66 High Street Stratford, E15

Anthony, I am getting no joy with your team. Please can you step in and assist?

Many thanks,

s40

On Wed, 2 Aug 2023 at 13:31, s40 <s40@gmail.com> wrote:

Please can I have an update on this matter?

Many thanks

s40

On Sat, 29 Jul 2023, 09:27 s40 <s40@gmail.com> wrote:

Dear LLDC,

Please can you investigate this potential planning enforcement case.

I attach the plan I originally sent to Newham Council when I initially raised the matter with them.

Regards,

s40

----- Forwarded message -----

From: **Planning Enforcement** <Planning.Enforcement@newham.gov.uk>

Date: Mon, 17 Jul 2023 at 11:19

Subject: RE: Central House, 32- 66 High Street Stratford, E15

To: s40 <s40@gmail.com>

Cc: s40 <s40@onesource.co.uk>

Dear s40

Thank you for your email.

The address in question is located within The London Legacy Development Corporation Planning Authority area.

For this reason, you are required to contact The London Legacy Development Corporation directly. Please find the link below:

<https://www.queenelizabetholympicpark.co.uk/planning-authority>

Regards,

s40 | Senior Planner

Inclusive Economy and Housing

London Borough of Newham

Newham Docks | 1000 Docks Road | London E16 2QU

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Subject: Fwd: Central House, 32- 66 High Street Stratford, E15

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Date: Fri, 14 Jul 2023 at 19:38
Subject: Central House, 32- 66 High Street Stratford, E15
To: <Planning.enforcement@newham.gov.uk>
Cc: <s40@newham.gov.uk>

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Please can you look into this?

I have copied in s40 As you will need to liaise with her to appreciate the unauthorised nature of what has happened.

I also attach a screen shot to identify the ground floor flats and the cycle storage area.

Regards

s40

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Privacy Notice can be found on our website Data Protection <https://onesource.co.uk/privacy-and-policies> , which outlines

From: s40
To: s40
Cc: s40
Subject: 32- 66 High Street Stratford, E15
Date: 10 August 2023 11:52:45
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

Dear s40

I have been asked to look into the enforcement case regarding 32-66 high street, please are you able to forward the original email to me?

I also need to see the documents that were attached to the email, I couldn't find any plans or pictures on o:drive

<O:\PPDT\Development Management\Planning Applications\Enforcement\2023 Enforcements\ENF-23-00018 - Central House 32-66 High Street>

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9

5 Endeavour Square

Stratford London. E20 1JN

Mobile: s40

Email: s40 [londonlegacy.co.uk](mailto:s40@londonlegacy.co.uk)

Web: www.queenelizabetholympicpark.co.uk/planning-authority

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[East Bank: A brand new Cultural Quarter for innovation, creativity and learning.](#)



From: s40
To: s40
Subject: RE: 32- 66 High Street Stratford, E15
Date: 10 August 2023 11:56:22
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

Thanks s40

From: s40 <s40@londonlegacy.co.uk>
Sent: Thursday, August 10, 2023 11:56 AM
To: s40 <s40@londonlegacy.co.uk>
Cc: s40 <s40@londonlegacy.co.uk>
Subject: RE: 32- 66 High Street Stratford, E15

Hi s40

Sorry saw this after your Teams message. See attached email.

Thanks

s40

From: s40 <s40@londonlegacy.co.uk>
Sent: Thursday, August 10, 2023 11:53 AM
To: s40 <s40@londonlegacy.co.uk>
Cc: s40 <s40@londonlegacy.co.uk>
Subject: 32- 66 High Street Stratford, E15

Dear s40

I have been asked to look into the enforcement case regarding 32-66 high street, please are you able to forward the original email to me?

I also need to see the documents that were attached to the email, I couldn't find any plans or pictures on o:drive

<O:\PPDT\Development Management\Planning Applications\Enforcement\2023 Enforcements\ENF-23-00018 - Central House 32-66 High Street>

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9

5 Endeavour Square

Stratford London. E20 1JN

Mobile: s40

Email: s40@londonlegacy.co.uk

Web: www.queenelizabetholympicpark.co.uk/planning-authority

The LLDC Planning Policy & Decisions Team (PPDT) will cease its function as local planning

From: s40
To: Anne.Ogundiya
Subject: RE: Central House, 32- 66 High Street Stratford, E15
Date: 10 August 2023 12:07:00
Attachments: [image001.png](#)

Thank you Anne

Regards

s40

**PA to Director of Planning Policy and Decisions &
LLDC Planning Decisions Committee Officer**
London Legacy Development Corporation
Level 9
5 Endeavour Square
Stratford
London
E20 1JN
Mob: s40
Website: www.QueenElizabethOlympicPark.co.uk



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From: Anne Ogundiya <AnneOgundiya@londonlegacy.co.uk>
Sent: Thursday, August 10, 2023 11:40 AM
To: s40 <s40@londonlegacy.co.uk>
Cc: Catherine Smyth <CatherineSmyth@londonlegacy.co.uk>
Subject: RE: Central House, 32- 66 High Street Stratford, E15

Hi s40

Thanks very much for this.

s40 is working on this case with guidance from s40

Anne

From: s40 <s40@londonlegacy.co.uk>
Sent: Thursday, August 10, 2023 9:30 AM
To: Anne Ogundiya <AnneOgundiya@londonlegacy.co.uk>; Catherine Smyth <CatherineSmyth@londonlegacy.co.uk>
Subject: FW: Central House, 32- 66 High Street Stratford, E15

Hi Anne and Catherine

I forwarded an email from s40 to you both on 3rd August regarding this enforcement and I replied to s40 with an acknowledgement, as below.

s40 has forwarded the recent email dated 9th August from Planning Enquiries inbox.

I am not sure if Anthony has forwarded the 2nd email as I was off work, but just in case.

Regards

s40

**PA to Director of Planning Policy and Decisions &
LLDC Planning Decisions Committee Officer
London Legacy Development Corporation
Level 9
5 Endeavour Square
Stratford
London
E20 1JN
Mob: s40
Website: www.QueenElizabethOlympicPark.co.uk**



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From: s40 <s40@gmail.com>
Sent: Wednesday, August 9, 2023 9:29 AM
To: Anthony Hollingsworth <AnthonyHollingsworth@londonlegacy.co.uk>
Cc: Planning Enquiries <planningenquiries@londonlegacy.co.uk>
Subject: Re: Central House, 32- 66 High Street Stratford, E15

Thank you s40

Can the planning team please provide me with an update on this?

Many thanks,

s40

On Thu, 3 Aug 2023 at 16:28, Anthony Hollingsworth <AnthonyHollingsworth@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email to Anthony Hollingsworth.

I have forwarded this to my colleagues in Development Management, who will respond to you in due course.

With kind regards

s40

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LLDC Planning Decisions Committee Officer**
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From: s40 <s40@gmail.com>
Sent: Thursday, August 3, 2023 4:08 PM
To: Planning Enquiries <planningenquiries@londonlegacy.co.uk>; Anthony Hollingsworth <AnthonyHollingsworth@londonlegacy.co.uk>
Subject: Re: Central House, 32- 66 High Street Stratford, E15

Anthony, I am getting no joy with your team. Please can you step in and assist?

Many thanks,

s40

On Wed, 2 Aug 2023 at 13:31, s40 <s40@gmail.com> wrote:

Please can I have an update on this matter?

Many thanks

s40

On Sat, 29 Jul 2023, 09:27 s40 <s40@gmail.com> wrote:

Dear LLDC,

Please can you investigate this potential planning enforcement case.

I attach the plan I originally sent to Newham Council when I initially raised the matter with them.

Regards,

s40

----- Forwarded message -----

From: **Planning Enforcement** <Planning.Enforcement@newham.gov.uk>

Date: Mon, 17 Jul 2023 at 11:19

Subject: RE: Central House, 32- 66 High Street Stratford, E15

To: s40 <s40@gmail.com>

Cc: s40 <s40@onesource.co.uk>

Dear s40

Thank you for your email.

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For this reason, you are required to contact The London Legacy Development Corporation directly. Please find the link below:

<https://www.queenelizabetholympicpark.co.uk/planning-authority>

Regards,

s40 | Senior Planner

Inclusive Economy and Housing

London Borough of Newham

Newham Dockside | 1000 Dockside Road | London E16 2QU

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From: s40 <s40@gmail.com>

Sent: 14 July 2023 19:42

To: s40 <s40@oneSource.co.uk>; Planning Enforcement <Planning.Enforcement@newham.gov.uk>

Subject: Fwd: Central House, 32- 66 High Street Stratford, E15

s40 as s40 has left, can you assist the Enforcement Team with this?

Many thanks,

s40

----- Forwarded message -----

From: s40 <s40@gmail.com>

Date: Fri, 14 Jul 2023 at 19:38

Subject: Central House, 32- 66 High Street Stratford, E15

To: <Planning.enforcement@newham.gov.uk>
Cc: <s40 [REDACTED]@newham.gov.uk>

I wish to report a serious breach of planning control.

I cannot locate the relevant Prior Approval on your website, but I understand that Prior Approval was granted in the last 3 years for the conversion of the ground floor office (which used to be occupied by Barratt East London) into residential use under the previous Class O.

The conversion was carried out and the flats built.

It has since come to my attention that the Prior Approval also included an area on the ground floor identified for "cycle parking". This was in the process of being converted, when I realised that an error has occurred. This is because the cycle parking is in fact for residential use. It was never in office use. The cycle parking served the flats in the block.

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Please can you look into this?

I have copied in s40 [REDACTED]. As you will need to liaise with her to appreciate the unauthorised nature of what has happened.

I also attach a screen shot to identify the ground floor flats and the cycle storage area.

Regards

s40 [REDACTED]

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From: [Planning Enquiries](#)
To: s40
Cc: [Planning Enquiries](#)
Subject: FW: Central House, 32- 66 High Street Stratford, E15
Date: 14 August 2023 09:50:00
Attachments: [image001.png](#)
[Screenshot 2023-07-14 190711.png](#)

Hi s40

Forwarding on in case you haven't seen this. I have saved to the folder as well.

Thanks

s40

From: s40 <s40@gmail.com>
Sent: Wednesday, August 9, 2023 8:50 PM
To: Planning Enquiries <planningenquiries@londonlegacy.co.uk>
Subject: Re: Central House, 32- 66 High Street Stratford, E15

s40 here you go. I have attached.

It's the screenshot that shows where the cycle parking store is. This was included in their prior approval application as "office space". This is incorrect, it was always the cycle parking space associated with the residential use of the building. On the upper floors, The previous occupants of the ground floor were Barratts East London. They never had access to the cycle store.

Given they provided incorrect information, their prior approval under Class O, is now a nullity. It is not just the flats in the cycle store that is a breach of planning, but all the other flats on the ground floor that was also included in the prior approval notification. Under class O you cannot seek prior approval for an existing residential use (i.e. the cycle store).

In addition, I have just found out that the flats in the cycle store are not being used as residential, but instead as Air B and B accommodation. i.e. Hotel use (C1). Again, this on its own invalidates their prior approval, and renders the entire flats on the ground floor as unauthorised. Here is the link; https://www.airbnb.co.uk/rooms/916805187762964412?adults=2&children=0&infants=0&location=Stratford%2C%20London&check_in=2023-09-01&check_out=2023-09-06&source_impression_id=p3_1691569456_GZsuNTpU%2BOj%2BzfYh&previous_page_section_name=1001

Yes, you are probably wondering, and you are right. I am a qualified planner that has worked with Anthony Hollingsworth before.

I hope you look into this, and feel free to contact me if you need the legal backing to pursue this.

Regards,

s40

On Wed, 9 Aug 2023 at 16:46, Planning Enquiries <planningenquiries@londonlegacy.co.uk> wrote:

Hi s40

Thank you for your email, we have set up an Enforcement reference ENF/23/00018 to investigate this further. An officer will be allocated and be in touch.

In meantime, can you resend any attachments as we don't appear to have received them? Please note we have a limit of around 5MB, but you can send us a Wettransfer link if you prefer.

Thanks

s40

(he/him)

Planning Policy and Decisions Team

London Legacy Development Corporation

Level 9, 5 Endeavour Square

Stratford, London

E20 1JN

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From: s40 <s40@gmail.com>

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To: Planning Enquiries <planningenquiries@londonlegacy.co.uk>

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Please can I have an update on this matter?

Many thanks

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Cc: s40 <s40@onesource.co.uk>

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Newham Docks | 1000 Docks Road | London E16 2QU

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Newham Council has adopted an ambitious programme: Building a Fairer Newham.

[Read more here](#) and [watch here](#)

From: s40 <s40@gmail.com>

Sent: 14 July 2023 19:42

To: s40 <s40@oneSource.co.uk>; Planning Enforcement <Planning.Enforcement@newham.gov.uk>

Subject: Fwd: Central House, 32- 66 High Street Stratford, E15

s40 as s40 has left, can you assist the Enforcement Team with this?

Many thanks,

s40

----- Forwarded message -----

From: s40 <s40@gmail.com>

Date: Fri, 14 Jul 2023 at 19:38

Subject: Central House, 32- 66 High Street Stratford, E15

To: <Planning.enforcement@newham.gov.uk>

Cc: <s40@newham.gov.uk>

I wish to report a serious breach of planning control.

I cannot locate the relevant Prior Approval on your website, but I understand that Prior Approval was granted in the last 3 years for the conversion of the ground floor office (which used to be occupied by Barratt East London) into residential use under the previous Class O.

The conversion was carried out and the flats built.

It has since come to my attention that the Prior Approval also included an area on the ground floor identified for "cycle parking". This was in the process of being converted, when I realised that an error has occurred. This is because the cycle parking is in fact for residential use. It was never in office use. The cycle parking served the flats in the block.

Given this, the Prior Approval should have been refused if you were made aware of it. However, as the applicants were disingenuous with their Notification, it means the entire development (including all the flats on the ground floor that have been built) are unlawful.

Please can you look into this?

I have copied in s40 As you will need to liaise with her to appreciate the unauthorised nature of what has happened.

I also attach a screen shot to identify the ground floor flats and the cycle storage area.

Regards

s40

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From: [Planning Enquiries](#)
To: s40
Cc: [Planning Enquiries](#)
Bcc: s40
Subject: RE: Central House, 32- 66 High Street Stratford, E15
Date: 14 August 2023 09:52:00
Attachments: [image001.png](#)

Hi s40

Thank you for sending this over. A case officer will investigate and report back in due course.

Kind Regards

s40 (he/him)

Planning Policy and Decisions Team

London Legacy Development Corporation
Level 9, 5 Endeavour Square
Stratford, London
E20 1JN

The LLDC Planning Policy & Decisions Team (PPDT) will cease its function as local planning authority for the LLDC area from **midnight on the 30th November 2024. The statutory responsibility will then be handed back to the relevant local authorities. For up to date information please see PPDT's dedicated **Transfer of Planning Powers webpage** - <https://www.queenelizabetholympicpark.co.uk/planning-authority/transfer-of-planning-powers>.*



From: s40 <s40@gmail.com>
Sent: Wednesday, August 9, 2023 8:50 PM
To: Planning Enquiries <planningenquiries@londonlegacy.co.uk>
Subject: Re: Central House, 32- 66 High Street Stratford, E15

s40 here you go. I have attached.

It's the screenshot that shows where the cycle parking store is. This was included in their prior approval application as "office space". This is incorrect, it was always the cycle parking space associated with the residential use of the building. On the upper floors, The previous occupants of the ground floor were Barratts East London. They never had access to the cycle store.

Given they provided incorrect information, their prior approval under Class O, is now a nullity. It is not just the flats in the cycle store that is a breach of planning, but all the other flats on the

ground floor that was also included in the prior approval notification. Under class O you cannot seek prior approval for an existing residential use (i.e. the cycle store).

In addition, I have just found out that the flats in the cycle store are not being used as residential, but instead as Air B and B accommodation. i.e. Hotel use (C1). Again, this on its own invalidates their prior approval, and renders the entire flats on the ground floor as unauthorised. Here is the link; https://www.airbnb.co.uk/rooms/916805187762964412?adults=2&children=0&infants=0&location=Stratford%2C%20London&check_in=2023-09-01&check_out=2023-09-06&source_impression_id=p3_1691569456_GZsuNTpU%2BOj%2BzfYh&previous_page_section_name=1001

Yes, you are probably wondering, and you are right. I am a qualified planner that has worked with Anthony Hollingsworth before.

I hope you look into this, and feel free to contact me if you need the legal backing to pursue this.

Regards,

s40

On Wed, 9 Aug 2023 at 16:46, Planning Enquiries <planningenquiries@londonlegacy.co.uk> wrote:

Hi s40

Thank you for your email, we have set up an Enforcement reference ENF/23/00018 to investigate this further. An officer will be allocated and be in touch.

In meantime, can you resend any attachments as we don't appear to have received them? Please note we have a limit of around 5MB, but you can send us a Wettransfer link if you prefer.

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Sent: Wednesday, August 2, 2023 1:31 PM
To: Planning Enquiries <planningenquiries@londonlegacy.co.uk>
Subject: Re: Central House, 32- 66 High Street Stratford, E15

Please can I have an update on this matter?

Many thanks

s40

On Sat, 29 Jul 2023, 09:27 s40 <s40@gmail.com> wrote:

Dear LLDC,

Please can you investigate this potential planning enforcement case.

I attach the plan I originally sent to Newham Council when I initially raised the matter with them.

Regards,

s40

----- Forwarded message -----

From: Planning Enforcement <Planning.Enforcement@newham.gov.uk>
Date: Mon, 17 Jul 2023 at 11:19
Subject: RE: Central House, 32- 66 High Street Stratford, E15
To: s40 <s40@gmail.com>
Cc: s40 <s40@onesource.co.uk>

Dear s40

Thank you for your email.

The address in question is located within The London Legacy Development Corporation Planning Authority area.

For this reason, you are required to contact The London Legacy Development Corporation directly. Please find the link below:

<https://www.queenelizabetholympicpark.co.uk/planning-authority>

Regards,

s40 | Senior Planner
Inclusive Economy and Housing
London Borough of Newham
Newham Dockside | 1000 Dockside Road | London E16 2QU

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Privacy Notice can be found on our website Data Protection <https://onesource.co.uk/privacy-and-policies> , which outlines your rights and how we collect, use, store, delete and protect your personal data.

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London Legacy Development Corporation, Level 9, 5 Endeavour Square, Stratford, London, E20 1JN.

www.queenelizabetholympicpark.co.uk

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To: [Planning Enquiries](#)
Subject: RE: Central House, 32- 66 High Street Stratford, E15
Date: 14 August 2023 09:52:42
Attachments: [image001.png](#)

Hi s40

I am actually just looking at it. Thanks for doing that anyway.

Regards

s40

From: Planning Enquiries <planningenquiries@londonlegacy.co.uk>
Sent: Monday, August 14, 2023 9:51 AM
To: s40 <s40@londonlegacy.co.uk>
Cc: Planning Enquiries <planningenquiries@londonlegacy.co.uk>
Subject: FW: Central House, 32- 66 High Street Stratford, E15

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Thanks

s40

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Planning Policy and Decisions Team

London Legacy Development Corporation

Level 9, 5 Endeavour Square

Stratford, London

E20 1JN

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Inclusive Economy and Housing

London Borough of Newham

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From: s40
To: s40
Subject: RE: Central House, 32- 66 High Street Stratford, E15
Date: 15 August 2023 10:11:53
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image010.png](#)

Yes, that works for me. 2pm is good
Catch you later.

s40

From: s40 <s40@londonlegacy.co.uk>
Sent: Tuesday, August 15, 2023 10:06 AM
To: s40 <s40@londonlegacy.co.uk>
Subject: RE: Central House, 32- 66 High Street Stratford, E15

Hi s40

Yes, I have a couple of meetings but free most of the afternoon.

Shall we say 2pm? I think we need to undertake a site visit really, to establish whether the cycle store is still there or not... but lets outline that seems to be the issue to the applicants agent.

s40

From: s40 <s40@londonlegacy.co.uk>
Sent: Tuesday, August 15, 2023 9:54 AM
To: s40 <s40@londonlegacy.co.uk>
Subject: RE: Central House, 32- 66 High Street Stratford, E15

Hi Boss,

Can we discuss this today since you will be off work from tomorrow, I can take the morning off and s40 in the afternoon if that is ok by you.

Regards

s40

From: s40 <s40@gmail.com>
Sent: Monday, August 14, 2023 9:12 PM
To: s40 <s40@londonlegacy.co.uk>
Cc: s40 <s40@londonlegacy.co.uk>
Subject: Re: Central House, 32- 66 High Street Stratford, E15

Thanks for sending this through s40

It makes very interesting reading. Clearly when they applied in 2016 and in 2019 they didn't

declare the cycle parking area as being in residential use. What is also interesting is condition 16 of the original consent for the conversion of the building into residential use. You will note that it says the cycle parking area should be retained for residential use.

This renders the 2 prior approvals as invalid (in my opinion).

I can try and dig up the relevant case law, but essentially prior approvals are asking the Council whether the information provided to them is a permitted development. The Local Planning Authority is making a decision based on the information submitted to them. If the information is incorrect (which we believe to be the case here), then they cannot rely on the decision made by the Local Planning Authority (to grant Prior Approval). So essentially the entirety of the conversion is not a permitted development (the entire 17 flats). What has been built is unlawful.

The next question is do the flats become lawful by the 4 year rule?. Well the Prior Approval was granted in March 2019. Therefore we are in year 4 now. But I am guessing the flats were not completed straight away, as there was a ventilation condition that needed to be discharged, which would have delayed implementation. I couldn't find the details to discharge of this condition on the website, so unsure if they even applied to discharge it. In addition, we know the conversion of the cycle store has only just happened. Even then it is being used as Air B n B accommodation, so it could be argued that this is not even a C3 use but a C1 use. Again this would invalidate the Prior Approval.

Also, given the Condition relating the cycle store, it could be argued that 10 years applies (breach of condition) rather than the 4 years. Maybe one for the lawyers at LLDC to advise on?

But I suspect you may not want to get into these arguments and may want to issue the Enforcement Notice quite quickly to "stop the clock" on the 4 year argument.

Anyway, good luck with this. And thank you for involving me. I am only too glad to assist.

Regards,

s40

On Mon, 14 Aug 2023 at 13:47, s40 <s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email. The approved ground floor plan for Planning the application P/99/1054 (Newham Council) show the cycle storage and the approved prior approvals with

ref 16/00377/PNCOU and 19/00009/PNCOU (LLDC) proposed to convert the cycle storage to residential flats.

I hope this is useful.

Kind regards

s40

From: s40 <s40@gmail.com>

Sent: Friday, August 11, 2023 10:16 PM

To: s40 <s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>

Subject: Re: Central House, 32- 66 High Street Stratford, E15

s40 thank you for your email.

The only attachment I had was a screenshot which identified the location of the cycle store. I have attached again, but I think this might not be needed as you have now apparently identified it from the approved drawings.

Incidentally, I tried searching for the relevant Prior Approvals on your website and nothing came up. Have you got the relevant reference numbers and I can see if I can assist you guys further with the legal planning status of what they have done.

Regards,

s40

On Thu, 10 Aug 2023 at 13:21, s40 <s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email regarding the property at the above subject address. The case has now been allocated to me, my principle and I have been looking into this planning history and we can see that the cycle storage as shown on the previously approved ground floor Plan with ref. no. 99.2857.222.4.k was included in the prior approval that was granted by LLDC. We have prioritise this case and would be investigating the planning history and update you very soon.

Meanwhile kindly copy me when you email the requested details in the email below from the planning team.

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9

5 Endeavour Square

Stratford London. E20 1JN

Mobile: s40

Email: s40@londonlegacy.co.uk

Web: www.queenelizabetholympicpark.co.uk/planning-authority

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EASTBANK | MAYOR OF LONDON

[East Bank: A brand new Cultural Quarter for innovation, creativity and learning.](#)



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Sent: Thursday, August 10, 2023 11:54 AM
To: s40 <s40@londonlegacy.co.uk>
Cc: Planning Enquiries <planningenquiries@londonlegacy.co.uk>
Subject: FW: Central House, 32- 66 High Street Stratford, E15

Hi s40

See email below, he hasn't responded to us yet.

s40 when you receive the attachments from s40 please can you forward onto s40 who is managing the Enforcement.

Thanks

s40

From: Planning Enquiries
Sent: Wednesday, August 9, 2023 4:46 PM
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From: **Planning Enforcement** <Planning.Enforcement@newham.gov.uk>

Date: Mon, 17 Jul 2023 at 11:19

Subject: RE: Central House, 32- 66 High Street Stratford, E15

To: s40 <s40@gmail.com>

Cc: s40 <s40@onesource.co.uk>

Dear s40

Thank you for your email.

The address in question is located within The London Legacy Development Corporation Planning Authority area.

For this reason, you are required to contact The London Legacy Development Corporation directly. Please find the link below:

<https://www.queenelizabetholympicpark.co.uk/planning-authority>

Regards,

s40 | Senior Planner

Inclusive Economy and Housing

London Borough of Newham

Newham Dockside | 1000 Dockside Road | London E16 2QU

People at the Heart of Everything We Do

*This email constitutes my professional opinion only, and does not act as a guarantee of planning permission or confirmation of lawfulness.

Newham Council has adopted an ambitious programme: Building a Fairer Newham.

[Read more here and watch here](#)

From: s40 <s40@gmail.com>

Sent: 14 July 2023 19:42

To: s40 <s40@oneSource.co.uk>; Planning Enforcement <Planning.Enforcement@newham.gov.uk>

Subject: Fwd: Central House, 32- 66 High Street Stratford, E15

s40 as s40 has left, can you assist the Enforcement Team with this?

Many thanks,

s40

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From: s40 <s40@gmail.com>

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To: <Planning.enforcement@newham.gov.uk>

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The conversion was carried out and the flats built.

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Given this, the Prior Approval should have been refused if you were made aware of it. However, as the applicants were disingenuous with their Notification, it means the entire development (including all the flats on the ground floor that have been built) are unlawful.

Please can you look into this?

I have copied in s40 As you will need to liaise with her to appreciate the unauthorised nature of what has happened.

I also attach a screen shot to identify the ground floor flats and the cycle storage area.

Regards

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From: s40
To: s40
Cc: s40
Subject: Re: Central House, 32- 66 High Street Stratford, E15
Date: 15 August 2023 10:22:21
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image010.png](#)

Thank you s40 Grateful for your updates.

Regards,

s40

On Tue, 15 Aug 2023 at 10:04, s40 <s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email. We are currently working on the way forward and would be discussing with our legal team for guidance. I will update you very soon.

Regards

s40

From: s40 <s40@gmail.com>
Sent: Monday, August 14, 2023 9:12 PM
To: s40 <s40@londonlegacy.co.uk>
Cc: s40 <s40@londonlegacy.co.uk>
Subject: Re: Central House, 32- 66 High Street Stratford, E15

Thanks for sending this through s40

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This renders the 2 prior approvals as invalid (in my opinion).

I can try and dig up the relevant case law, but essentially prior approvals are asking the Council whether the information provided to them is a permitted development. The Local Planning Authority is making a decision based on the information submitted to them. If the information is incorrect (which we believe to be the case here), then they cannot rely on the decision made by the Local Planning Authority (to grant Prior Approval). So essentially the entirety of the conversion is not a permitted development (the entire 17 flats),.What has been built is unlawful,.

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Also, given the Condition relating the cycle store, it could be argued that 10 years applies (breach of condition) rather than the 4 years. Maybe one for the lawyers at LLDC to advise on?

But I suspect you may not want to get into these arguments and may want to issue the Enforcement Notice quite quickly to "stop the clock" on the 4 year argument.

Anyway, good luck with this. And thank you for involving me. I am only too glad to assist.

Regards,

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On Mon, 14 Aug 2023 at 13:47, s40 <s40@londonlegacy.co.uk> wrote:

Dear s40

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I hope this is useful.

Kind regards

s40

From: s40 <s40@gmail.com>
Sent: Friday, August 11, 2023 10:16 PM
To: s40 <s40@londonlegacy.co.uk>
Cc: s40 <s40@londonlegacy.co.uk>
Subject: Re: Central House, 32- 66 High Street Stratford, E15

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Incidentally, I tried searching for the relevant Prior Approvals on your website and nothing came up. Have you got the relevant reference numbers and I can see if I can assist you guys further with the legal planning status of what they have done.

Regards,

s40

On Thu, 10 Aug 2023 at 13:21, s40
<s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email regarding the property at the above subject address. The case has now been allocated to me, my principle and I have been looking into this planning history and we can see that the cycle storage as shown on the previously approved ground floor Plan with ref. no. 99.2857.222.4.k was included in the prior approval that was granted by LLDC. We have prioritise this case and would be investigating the planning history and update you very soon.

Meanwhile kindly copy me when you email the requested details in the email below from the planning team.

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9
5 Endeavour Square
Stratford London. E20 1JN

Mobile: s40

Email: s40@londonlegacy.co.uk

Web: www.queenelizabetholympicpark.co.uk/planning-authority

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[East Bank: A brand new Cultural Quarter for innovation, creativity and learning.](#)



From: s40 <s40@londonlegacy.co.uk>
Sent: Thursday, August 10, 2023 11:54 AM
To: s40 <s40@londonlegacy.co.uk>
Cc: Planning Enquiries <planningenquiries@londonlegacy.co.uk>
Subject: FW: Central House, 32- 66 High Street Stratford, E15

Hi s40

See email below, he hasn't responded to us yet.

s40 when you receive the attachments from s40 please can you forward onto s4u who is managing the Enforcement.

Thanks

s40

From: Planning Enquiries
Sent: Wednesday, August 9, 2023 4:46 PM

To: s40 <s40@gmail.com>
Cc: Planning Enquiries <planningenquiries@londonlegacy.co.uk>
Subject: RE: Central House, 32- 66 High Street Stratford, E15

Hi s40

Thank you for your email, we have set up an Enforcement reference ENF/23/00018 to investigate this further. An officer will be allocated and be in touch.

In meantime, can you resend any attachments as we don't appear to have received them? Please note we have a limit of around 5MB, but you can send us a Wetransfer link if you prefer.

Thanks

s40

(he/him)
Planning Policy and Decisions Team

London Legacy Development Corporation

Level 9, 5 Endeavour Square

Stratford, London

E20 1JN

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From: s40 <s40@gmail.com>
Sent: Wednesday, August 2, 2023 1:31 PM
To: Planning Enquiries <planningenquiries@londonlegacy.co.uk>
Subject: Re: Central House, 32- 66 High Street Stratford, E15

Please can I have an update on this matter?

Many thanks

s40

On Sat, 29 Jul 2023, 09:27 s40 <s40@gmail.com> wrote:

Dear LLDC,

Please can you investigate this potential planning enforcement case.

I attach the plan I originally sent to Newham Council when I initially raised the matter with them.

Regards,

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The conversion was carried out and the flats built.

It has since come to my attention that the Prior Approval also included an area on the ground floor identified for "*cycle parking*". This was in the process of being converted, when I realised that an error has occurred. This is because the cycle parking is in fact for residential use. It was never in office use. The cycle parking served the flats in the block.

Given this, the Prior Approval should have been refused if you were made aware of it. However, as the applicants were disingenuous with their Notification, it means the entire development (including all the flats on the ground floor that have been built) are unlawful.

Please can you look into this?

I have copied in s40. As you will need to liaise with her to appreciate the unauthorised nature of what has happened.

I also attach a screen shot to identify the ground floor flats and the cycle storage area.

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Privacy Notice can be found on our website Data Protection <https://onesource.co.uk/privacy-and-policies> , which outlines your rights and how we collect, use, store, delete and protect your personal data.

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For more information please visit <http://www.symanteccloud.com>

This communication and the information it contains is intended for the addressee only. It may be confidential, legally privileged and protected by law. Unauthorised use, copying or disclosure of any of it may be unlawful. If you have received this communication in error, please contact me immediately by email or telephone and then delete the e-mail and its attachments from your system. This email and any attachments have been scanned for viruses by Symantec and on leaving the London Legacy Development Corporation they were virus free. No liability will be incurred for direct, special or indirect or consequential damages arising from alteration of the contents of this message by a third party or as a result of any virus contained within it or attached to it. The London Legacy Development Corporation may monitor traffic data. For enquiries please call 020 3288 1800.

London Legacy Development Corporation, Level 9, 5 Endeavour Square, Stratford, London, E20 1JN.

www.queenelizabetholympicpark.co.uk

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To: s40
Subject: RE: Central House, 32- 66 High Street Stratford, E15
Date: 15 August 2023 16:42:00
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image010.png](#)

Thank you

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Not a problem. I have deleted at my end s40

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[London](#)

EASTBANK

MAYOR OF LONDON

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Inclusive Economy and Housing
London Borough of Newham
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This email has been scanned by the Symantec Email Security.cloud service.
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From: s40
To: s40
Subject: FW: Please respond: Central House, 32- 66 High Street Stratford, E15
Date: 16 August 2023 08:36:31
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image010.png](#)

Dear s40

Thank you for your email which has been passed to me in s40 absence. We are rather thin on the ground at the moment, due to holidays and a recent retirement.

If this cannot await s40 return (30 August), I wonder if you might consider instructing Pinsents to deal with this, assuming of course that you have some budget for that. I would be happy to liaise with them on your behalf if you wish to proceed on this basis.

Kind regards.

s40

Legal Manager, Property & Planning, Legal

1st Floor, Palestra, 197 Blackfriars Road, London, SE1 8NJ

Mobile: s40

Email: s40 tfl.gov.uk

TfL and its subsidiary companies will accept service of legal proceedings by email at Rule6CPRService@tfl.gov.uk Service by email will not be accepted at any other TfL email address. Service by email will only be accepted if the email and any attachments are in Microsoft-readable format and are less than 10MB in total size.

From: s40 <s40@londonlegacy.co.uk>
Sent: Tuesday, August 15, 2023 5:02:04 PM
To: +Legal - Support <LegalSupport@tfl.gov.uk>
Cc: s40 <s40@londonlegacy.co.uk>
Subject: FW: Central House, 32- 66 High Street Stratford, E15

Hello

Please see email below that was sent to s40 earlier today, his out of office respond has asked that I contact you.

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9

5 Endeavour Square

Stratford London. E20 1JN

Mobile: s40

Email: s40@londonlegacy.co.uk
Web: www.queenelizabetholympicpark.co.uk/planning-authority

From: s40
Sent: Tuesday, August 15, 2023 4:59 PM
To: s40@tfl.gov.uk
Cc: s40 <s40@londonlegacy.co.uk>
Subject: FW: Central House, 32- 66 High Street Stratford, E15

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EASTBANK

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From: s40 <s40@gmail.com>
Sent: Monday, August 14, 2023 9:12 PM
To: s40 <s40@londonlegacy.co.uk>
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Subject: Re: Central House, 32- 66 High Street Stratford, E15

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Anyway, good luck with this. And thank you for involving me. I am only too glad to assist.

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From: s40 <s40@gmail.com>

Sent: Friday, August 11, 2023 10:16 PM

To: s40 <s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>

Subject: Re: Central House, 32- 66 High Street Stratford, E15

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On Thu, 10 Aug 2023 at 13:21, s40 <s40@londonlegacy.co.uk> wrote:

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Thank you for your email regarding the property at the above subject address. The case has now been allocated to me, my principle and I have been looking into this planning history

and we can see that the cycle storage as shown on the previously approved ground floor Plan with ref. no. 99.2857.222.4.k was included in the prior approval that was granted by LLDC. We have prioritise this case and would be investigating the planning history and update you very soon.

Meanwhile kindly copy me when you email the requested details in the email below from the planning team.

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9

5 Endeavour Square

Stratford London. E20 1JN

Mobile: s40

Email: s40 [londonlegacy.co.uk](mailto:s40@londonlegacy.co.uk)

Web: www.queenelizabetholympicpark.co.uk/planning-authority

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From: s40 <s40@londonlegacy.co.uk>

Sent: Thursday, August 10, 2023 11:54 AM

To: s40 <s40@londonlegacy.co.uk>

Cc: Planning Enquiries <planningenquiries@londonlegacy.co.uk>

Subject: FW: Central House, 32- 66 High Street Stratford, E15

Hi s40

See email below, he hasn't responded to us yet.

s40 when you receive the attachments from s40 please can you forward onto s40 who is managing the Enforcement.

Thanks

s40

From: Planning Enquiries

Sent: Wednesday, August 9, 2023 4:46 PM

To: s40 <s40@gmail.com>

Cc: Planning Enquiries <planningenquiries@londonlegacy.co.uk>

Subject: RE: Central House, 32- 66 High Street Stratford, E15

Hi s40

Thank you for your email, we have set up an Enforcement reference ENF/23/00018 to investigate this further. An officer will be allocated and be in touch.

In meantime, can you resend any attachments as we don't appear to have received them? Please note we have a limit of around 5MB, but you can send us a Wettransfer link if you prefer.

Thanks

s40

(he/him)

Planning Policy and Decisions Team

London Legacy Development Corporation

Level 9, 5 Endeavour Square

Stratford, London

E20 1JN

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From: s40 <s40@gmail.com>

Sent: Wednesday, August 2, 2023 1:31 PM
To: Planning Enquiries <planningenquiries@londonlegacy.co.uk>
Subject: Re: Central House, 32- 66 High Street Stratford, E15

Please can I have an update on this matter?

Many thanks

s40

On Sat, 29 Jul 2023, 09:27 s40 <s40@gmail.com> wrote:

Dear LLDC,

Please can you investigate this potential planning enforcement case.

I attach the plan I originally sent to Newham Council when I initially raised the matter with them.

Regards,

s40

----- Forwarded message -----

From: **Planning Enforcement** <Planning.Enforcement@newham.gov.uk>
Date: Mon, 17 Jul 2023 at 11:19
Subject: RE: Central House, 32- 66 High Street Stratford, E15
To: s40 <s40@gmail.com>
Cc: s40 <s40@onesource.co.uk>

Dear s40

Thank you for your email.

The address in question is located within The London Legacy Development Corporation Planning Authority area.

For this reason, you are required to contact The London Legacy Development Corporation directly. Please find the link below:

<https://www.queenelizabetholympicpark.co.uk/planning-authority>

Regards,

s40 | Senior Planner
Inclusive Economy and Housing
London Borough of Newham
Newham Dockside | 1000 Dockside Road | London E16 2QU

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*This email constitutes my professional opinion only, and does not act as a guarantee of planning permission or confirmation of lawfulness.

Newham Council has adopted an ambitious programme: Building a Fairer Newham.
[Read more here](#) and [watch here](#)

From: s40 <s40@gmail.com>
Sent: 14 July 2023 19:42
To: s40 <s40@oneSource.co.uk>; Planning Enforcement <Planning.Enforcement@newham.gov.uk>
Subject: Fwd: Central House, 32- 66 High Street Stratford, E15

s40 as s40 has left, can you assist the Enforcement Team with this?

Many thanks,

s40

----- Forwarded message -----

From: s40 <s40@gmail.com>
Date: Fri, 14 Jul 2023 at 19:38
Subject: Central House, 32- 66 High Street Stratford, E15
To: <Planning.enforcement@newham.gov.uk>
Cc: <s40@newham.gov.uk>

I wish to report a serious breach of planning control.

I cannot locate the relevant Prior Approval on your website, but I understand that Prior Approval was granted in the last 3 years for the conversion of the ground floor office (which used to be occupied by Barratt East London) into residential use under the previous Class O.

The conversion was carried out and the flats built.

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Given this, the Prior Approval should have been refused if you were made aware of it. However, as the applicants were disingenuous with their Notification, it means the entire development (including all the flats on the ground floor that have been built) are unlawful.

Please can you look into this?

I have copied in s40 As you will need to liaise with her to appreciate the unauthorised nature of what has happened.

I also attach a screen shot to identify the ground floor flats and the cycle storage area.

Regards

s40

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For more information please visit <http://www.symanteccloud.com>

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www.queenelizabetholympicpark.co.uk

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From: s40
To: s40
Subject: RE: Central House, 32- 66 High Street Stratford, E15
Date: 16 August 2023 09:26:00
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image010.png](#)

Good morning s40 thank you.

Regards

s40

From: s40 <SymoneThomas@tfl.gov.uk>
Sent: Wednesday, August 16, 2023 7:28 AM
To: s40 <s40@londonlegacy.co.uk>; +Legal - Support <LegalSupport@tfl.gov.uk>
Cc: s40 <s40@londonlegacy.co.uk>
Subject: Re: Central House, 32- 66 High Street Stratford, E15

Hi s40

Thank you for email which has been forwarded to the Property and Planning team and someone will be in touch soon.

Kind regards,

s40

s40

Legal Secretary | Property and Planning |

Mobile: s40

From: s40 <s40@londonlegacy.co.uk>
Sent: Tuesday, August 15, 2023 5:02:04 PM
To: +Legal - Support <LegalSupport@tfl.gov.uk>
Cc: s40 <s40@londonlegacy.co.uk>
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London Legacy Development Corporation

Level 9

5 Endeavour Square

Stratford London. E20 1JN

Mobile: s40

Email: s40@londonlegacy.co.uk
Web: www.queenelizabetholympicpark.co.uk/planning-authority

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Sent: Wednesday, August 9, 2023 4:46 PM

To: s40 <s40@gmail.com>

Cc: Planning Enquiries <planningenquiries@londonlegacy.co.uk>

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(he/him)

Planning Policy and Decisions Team

London Legacy Development Corporation

Level 9, 5 Endeavour Square

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From: s40 <s40@gmail.com>

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To: Planning Enquiries <planningenquiries@londonlegacy.co.uk>
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Regards,

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From: **Planning Enforcement** <Planning.Enforcement@newham.gov.uk>
Date: Mon, 17 Jul 2023 at 11:19
Subject: RE: Central House, 32- 66 High Street Stratford, E15
To: s40 <s40@gmail.com>
Cc: s40 <s40@onesource.co.uk>

Dear s40

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Regards,

s40 | Senior Planner
Inclusive Economy and Housing
London Borough of Newham
Newham Dockside | 1000 Dockside Road | London E16 2QU

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[Read more here](#) and [watch here](#)

From: s40 <s40@gmail.com>

Sent: 14 July 2023 19:42

To: s40 <s40@oneSource.co.uk>; Planning Enforcement
<Planning.Enforcement@newham.gov.uk>

Subject: Fwd: Central House, 32- 66 High Street Stratford, E15

s40 as s40 has left, can you assist the Enforcement Team with this?

Many thanks,

s40

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To: <Planning.enforcement@newham.gov.uk>

Cc: <s40@newham.gov.uk>

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From: s40
To: Anne.Ogundiya
Subject: RE: Please respond: Central House, 32- 66 High Street Stratford, E15
Date: 16 August 2023 14:06:09
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image010.png](#)

Ok then, thanks Boss.

s40

From: Anne Ogundiya <AnneOgundiya@londonlegacy.co.uk>
Sent: Wednesday, August 16, 2023 2:05 PM
To: s40 <s40@londonlegacy.co.uk>
Subject: RE: Please respond: Central House, 32- 66 High Street Stratford, E15

In this case might be good to instruct Pinsents.

Anne

From: s40 <s40@londonlegacy.co.uk>
Sent: Wednesday, August 16, 2023 2:01 PM
To: Anne Ogundiya <AnneOgundiya@londonlegacy.co.uk>
Subject: FW: Please respond: Central House, 32- 66 High Street Stratford, E15

Hello Anne

Hope you are well. in Alex's absence please I would like to pinch your brains regarding the case below. s40 has mentioned that we are expected to prioritise the case and I have done a little digging and contacted the agent who would like to know the way forward.

I have consulted tfl legal team but they have responded that I need to wait for until s40 return on the 30th or instruct Pinsents as they are short staffed currently.

Please kindly advise me on what to do.

Regards

s40

From: s40 <s40@tfl.gov.uk>
Sent: Wednesday, August 16, 2023 8:36 AM
To: s40 <s40@londonlegacy.co.uk>
Subject: FW: Please respond: Central House, 32- 66 High Street Stratford, E15

Dear s40

Thank you for your email which has been passed to me in s40 absence. We are rather thin on the ground at the moment, due to holidays and a recent retirement.

If this cannot await s40 return (30 August), I wonder if you might consider instructing Pinsents to deal with this, assuming of course that you have some budget for that. I would be

happy to liaise with them on your behalf if you wish to proceed on this basis.

Kind regards.

s40

Legal Manager, Property & Planning, Legal

1st Floor, Palestra, 197 Blackfriars Road, London, SE1 8NJ

Mobile: s40

Email: s40 [tfl.gov.uk](mailto:s40@tfl.gov.uk)

TfL and its subsidiary companies will accept service of legal proceedings by email at Rule6CPRService@tfl.gov.uk Service by email will not be accepted at any other TfL email address. Service by email will only be accepted if the email and any attachments are in Microsoft-readable format and are less than 10MB in total size.

From: s40 <s40@londonlegacy.co.uk>
Sent: Tuesday, August 15, 2023 5:02:04 PM
To: +Legal - Support <LegalSupport@tfl.gov.uk>
Cc: s40 <s40@londonlegacy.co.uk>
Subject: FW: Central House, 32- 66 High Street Stratford, E15

Hello

Please see email below that was sent to s40 earlier today, his out of office respond has asked that I contact you.

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9

5 Endeavour Square

Stratford London. E20 1JN

Mobile: s40

Email: s40 [londonlegacy.co.uk](mailto:s40@londonlegacy.co.uk)

Web: www.queenelizabetholympicpark.co.uk/planning-authority

From: s40
Sent: Tuesday, August 15, 2023 4:59 PM
To: s40 [tfl.gov.uk](mailto:s40@tfl.gov.uk)
Cc: s40 <s40@londonlegacy.co.uk>
Subject: FW: Central House, 32- 66 High Street Stratford, E15

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Hope you are well, please we would be needing your advice on a prior approval that seem to have gone wrong regarding the property at the above subject address. The approved ground floor plan for Planning the application P/99/1054 (Newham Council) show a cycle storage which

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Kind regards

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From: s40 <s40@gmail.com>

Sent: Monday, August 14, 2023 9:12 PM

To: s40 <s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>

Subject: Re: Central House, 32- 66 High Street Stratford, E15

Thanks for sending this through s40

It makes very interesting reading. Clearly when they applied in 2016 and in 2019 they didn't declare the cycle parking area as being in residential use. What is also interesting is condition 16 of the original consent for the conversion of the building into residential use. You will note that it says the cycle parking area should be retained for residential use.

This renders the 2 prior approvals as invalid (in my opinion).

I can try and dig up the relevant case law, but essentially prior approvals are asking the Council whether the information provided to them is a permitted development. The Local Planning Authority is making a decision based on the information submitted to them. If the information is incorrect (which we believe to be the case here), then they cannot rely on the decision made by the Local Planning Authority (to grant Prior Approval). So essentially the entirety of the conversion is not a permitted development (the entire 17 flats),.What has been built is unlawful,.

The next question is do the flats become lawful by the 4 year rule?. Well the Prior Approval was granted in March 2019. Therefore we are in year 4 now. But I am guessing the flats were not completed straight away, as there was a ventilation condition that needed to be discharged, which would have delayed implementation. I couldn't find the details to discharge of this condition on the website, so unsure if they even applied to discharge it. In addition, we know the conversion of the cycle store has only just happened. Even then it is being used as Air B n B accommodation, so it could be argued that this is not even a C3 use but a C1 use. Again this would invalidate the Prior Approval.

Also, given the Condition relating the cycle store, it could be argued that 10 years applies (breach of condition) rather than the 4 years. Maybe one for the lawyers at LLDC to advise on?

But I suspect you may not want to get into these arguments and may want to issue the Enforcement Notice quite quickly to "stop the clock" on the 4 year argument.

Anyway, good luck with this. And thank you for involving me. I am only too glad to assist.

Regards,

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I hope this is useful.

Kind regards

s40

From: s40 <s40@gmail.com>
Sent: Friday, August 11, 2023 10:16 PM
To: s40 <s40@londonlegacy.co.uk>
Cc: s40 <s40@londonlegacy.co.uk>
Subject: Re: Central House, 32- 66 High Street Stratford, E15

s40 thank you for your email.

The only attachment I had was a screenshot which identified the location of the cycle store. I have attached again, but I think this might not be needed as you have now apparently identified it from the approved drawings.

Incidentally, I tried searching for the relevant Prior Approvals on your website and nothing came up. Have you got the relevant reference numbers and I can see if I can assist you guys further with the legal planning status of what they have done.

Regards,

s40

On Thu, 10 Aug 2023 at 13:21, s40 <s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email regarding the property at the above subject address. The case has now been allocated to me, my principle and I have been looking into this planning history and we can see that the cycle storage as shown on the previously approved ground floor Plan with ref. no. 99.2857.222.4.k was included in the prior approval that was granted by LLDC. We have prioritise this case and would be investigating the planning history and update you very soon.

Meanwhile kindly copy me when you email the requested details in the email below from the planning team.

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team
London Legacy Development Corporation
Level 9
5 Endeavour Square

Stratford London. E20 1JN

Mobile: s40

Email: s40 [londonlegacy.co.uk](mailto:s40@londonlegacy.co.uk)

Web: www.queenelizabetholympicpark.co.uk/planning-authority

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From: s40 <s40@londonlegacy.co.uk>

Sent: Thursday, August 10, 2023 11:54 AM

To: s40 <s40@londonlegacy.co.uk>

Cc: Planning Enquiries <planningenquiries@londonlegacy.co.uk>

Subject: FW: Central House, 32- 66 High Street Stratford, E15

Hi s40

See email below, he hasn't responded to us yet.

s40 when you receive the attachments from s40 please can you forward onto s40 who is managing the Enforcement.

Thanks

s40

From: Planning Enquiries

Sent: Wednesday, August 9, 2023 4:46 PM

To: s40 <s40@gmail.com>

Cc: Planning Enquiries <planningenquiries@londonlegacy.co.uk>

Subject: RE: Central House, 32- 66 High Street Stratford, E15

Hi s40

Thank you for your email, we have set up an Enforcement reference ENF/23/00018 to investigate this further. An officer will be allocated and be in touch.

In meantime, can you resend any attachments as we don't appear to have received them? Please note we have a limit of around 5MB, but you can send us a Wettransfer link if you prefer.

Thanks

s40

██████████ (he/him)

Planning Policy and Decisions Team

London Legacy Development Corporation
Level 9, 5 Endeavour Square
Stratford, London
E20 1JN

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From: s40 <s40@gmail.com>
Sent: Wednesday, August 2, 2023 1:31 PM
To: Planning Enquiries <planningenquiries@londonlegacy.co.uk>
Subject: Re: Central House, 32- 66 High Street Stratford, E15

Please can I have an update on this matter?

Many thanks

s40

On Sat, 29 Jul 2023, 09:27 s40 <s40@gmail.com> wrote:

Dear LLDC,

Please can you investigate this potential planning enforcement case.

I attach the plan I originally sent to Newham Council when I initially raised the matter with them.

Regards,

s40

----- Forwarded message -----

From: **Planning Enforcement** <Planning.Enforcement@newham.gov.uk>

Date: Mon, 17 Jul 2023 at 11:19

Subject: RE: Central House, 32- 66 High Street Stratford, E15

To: s40 <s40@gmail.com>

Cc: s40 <s40@onesource.co.uk>

Dear s40

Thank you for your email.

The address in question is located within The London Legacy Development Corporation Planning Authority area.

For this reason, you are required to contact The London Legacy Development Corporation directly. Please find the link below:

<https://www.queenelizabetholympicpark.co.uk/planning-authority>

Regards,

s40 | Senior Planner

Inclusive Economy and Housing

London Borough of Newham

Newham Dockside | 1000 Dockside Road | London E16 2QU

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*This email constitutes my professional opinion only, and does not act as a guarantee of planning permission or confirmation of lawfulness.

Newham Council has adopted an ambitious programme: Building a Fairer Newham.

[Read more here and watch here](#)

From: s40 <s40@gmail.com>

Sent: 14 July 2023 19:42

To: s40 <s40@oneSource.co.uk>; Planning Enforcement <Planning.Enforcement@newham.gov.uk>

Subject: Fwd: Central House, 32- 66 High Street Stratford, E15

s40 as s40 has left, can you assist the Enforcement Team with this?

Many thanks,

s40

----- Forwarded message -----

From: s40 <s40@gmail.com>

Date: Fri, 14 Jul 2023 at 19:38

Subject: Central House, 32- 66 High Street Stratford, E15

To: <Planning.enforcement@newham.gov.uk>

Cc: <s40@newham.gov.uk>

I wish to report a serious breach of planning control.

I cannot locate the relevant Prior Approval on your website, but I understand that Prior Approval was granted in the last 3 years for the conversion of the ground floor office (which used to be occupied by Barratt East London) into residential use under the previous Class O.

The conversion was carried out and the flats built.

It has since come to my attention that the Prior Approval also included an area on the ground floor identified for "cycle parking". This was in the process of being converted, when I realised that an error has occurred. This is because the cycle parking is in fact for residential use. It was never in office use. The cycle parking served the flats in the block.

Given this, the Prior Approval should have been refused if you were made aware of it. However, as the applicants were disingenuous with their Notification, it means the entire development (including all the flats on the ground floor that have been built) are unlawful.

Please can you look into this?

I have copied in s40 As you will need to liaise with her to appreciate the unauthorised nature of what has happened.

I also attach a screen shot to identify the ground floor flats and the cycle storage area.

Regards

s40

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From: s40
To: s40
Subject: FW: Please respond: Central House, 32- 66 High Street Stratford, E15
Date: 16 August 2023 15:36:50
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image010.png](#)

Hi Boss,
Please see emails below FYI.
Regards
s40

From: Anne Ogundiya <AnneOgundiya@londonlegacy.co.uk>
Sent: Wednesday, August 16, 2023 2:05 PM
To: s40 <s40@londonlegacy.co.uk>
Subject: RE: Please respond: Central House, 32- 66 High Street Stratford, E15

In this case might be good to instruct Pinsents.

Anne

From: s40 <s40@londonlegacy.co.uk>
Sent: Wednesday, August 16, 2023 2:01 PM
To: Anne Ogundiya <AnneOgundiya@londonlegacy.co.uk>
Subject: FW: Please respond: Central House, 32- 66 High Street Stratford, E15

Hello Anne
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I have consulted tfl legal team but they have responded that I need to wait for until s40 return on the 30th or instruct Pinsents as they are short staffed currently.
Please kindly advise me on what to do.
Regards
s40

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Kind regards.

s40

Legal Manager, Property & Planning, Legal

1st Floor, Palestra, 197 Blackfriars Road, London, SE1 8NJ

Mobile: **s40**

Email: **s40** tfl.gov.uk

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From: **s40** <**s40** londonlegacy.co.uk>
Sent: Tuesday, August 15, 2023 5:02:04 PM
To: +Legal - Support <LegalSupport@tfl.gov.uk>
Cc: **s40** <**s40** londonlegacy.co.uk>
Subject: FW: Central House, 32- 66 High Street Stratford, E15

Hello

Please see email below that was sent to **s40** earlier today, his out of office respond has asked that I contact you.

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9

5 Endeavour Square

Stratford London. E20 1JN

Mobile: **s40**

Email: **s40** londonlegacy.co.uk

Web: www.queenelizabetholympicpark.co.uk/planning-authority

From: **s40**
Sent: Tuesday, August 15, 2023 4:59 PM
To: **s40** tfl.gov.uk
Cc: **s40** <**s40** londonlegacy.co.uk>
Subject: FW: Central House, 32- 66 High Street Stratford, E15

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From: s40 <s40@gmail.com>

Sent: Monday, August 14, 2023 9:12 PM

To: s40 <s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>

Subject: Re: Central House, 32- 66 High Street Stratford, E15

Thanks for sending this through **s40**

It makes very interesting reading. Clearly when they applied in 2016 and in 2019 they didn't declare the cycle parking area as being in residential use. What is also interesting is condition 16 of the original consent for the conversion of the building into residential use. You will note that it says the cycle parking area should be retained for residential use.

This renders the 2 prior approvals as invalid (in my opinion).

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But I suspect you may not want to get into these arguments and may want to issue the Enforcement Notice quite quickly to "stop the clock" on the 4 year argument.

Anyway, good luck with this. And thank you for involving me. I am only too glad to assist.

Regards,

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I hope this is useful.

Kind regards

s40

From: s40 <s40@gmail.com>

Sent: Friday, August 11, 2023 10:16 PM

To: s40 <s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>

Subject: Re: Central House, 32- 66 High Street Stratford, E15

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The only attachment I had was a screenshot which identified the location of the cycle store. I have attached again, but I think this might not be needed as you have now apparently identified it from the approved drawings.

Incidentally, I tried searching for the relevant Prior Approvals on your website and nothing came up. Have you got the relevant reference numbers and I can see if I can assist you guys further with the legal planning status of what they have done.

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Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9

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Stratford London. E20 1JN

Mobile: s40

Email: s40 [londonlegacy.co.uk](mailto:s40@londonlegacy.co.uk)

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From: s40 <s40@londonlegacy.co.uk>

Sent: Thursday, August 10, 2023 11:54 AM

To: s40 <s40@londonlegacy.co.uk>

Cc: Planning Enquiries <planningenquiries@londonlegacy.co.uk>

Subject: FW: Central House, 32- 66 High Street Stratford, E15

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Thanks

s40

From: Planning Enquiries

Sent: Wednesday, August 9, 2023 4:46 PM

To: s40 <s40@gmail.com>

Cc: Planning Enquiries <planningenquiries@londonlegacy.co.uk>

Subject: RE: Central House, 32- 66 High Street Stratford, E15

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In meantime, can you resend any attachments as we don't appear to have received them? Please note we have a limit of around 5MB, but you can send us a Wettransfer link if you prefer.

Thanks

s40

(he/him)

Planning Policy and Decisions Team

London Legacy Development Corporation

Level 9, 5 Endeavour Square

Stratford, London

E20 1JN

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From: s40 <s40@gmail.com>

Sent: Wednesday, August 2, 2023 1:31 PM

To: Planning Enquiries <planningenquiries@londonlegacy.co.uk>

Subject: Re: Central House, 32- 66 High Street Stratford, E15

Please can I have an update on this matter?

Many thanks

s40

On Sat, 29 Jul 2023, 09:27 s40 <s40@gmail.com> wrote:

Dear LLDC,

Please can you investigate this potential planning enforcement case.

I attach the plan I originally sent to Newham Council when I initially raised the matter with them.

Regards,

s40

----- Forwarded message -----

From: **Planning Enforcement** <Planning.Enforcement@newham.gov.uk>

Date: Mon, 17 Jul 2023 at 11:19

Subject: RE: Central House, 32- 66 High Street Stratford, E15

To: s40 <s40@gmail.com>

Cc: s40 <s40@onesource.co.uk>

Dear s40

Thank you for your email.

The address in question is located within The London Legacy Development Corporation Planning Authority area.

For this reason, you are required to contact The London Legacy Development Corporation directly. Please find the link below:

<https://www.queenelizabetholympicpark.co.uk/planning-authority>

Regards,

s40 | Senior Planner

Inclusive Economy and Housing

London Borough of Newham

Newham Dockside | 1000 Dockside Road | London E16 2QU

People at the Heart of Everything We Do

*This email constitutes my professional opinion only, and does not act as a guarantee of planning permission or confirmation of lawfulness.

Newham Council has adopted an ambitious programme: Building a Fairer Newham.

[Read more here and watch here](#)

From: s40 <s40@gmail.com>

Sent: 14 July 2023 19:42

To: s40 <s40@oneSource.co.uk>; Planning Enforcement <Planning.Enforcement@newham.gov.uk>

Subject: Fwd: Central House, 32- 66 High Street Stratford, E15

s40 as s40 has left, can you assist the Enforcement Team with this?

Many thanks,

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To: <Planning.enforcement@newham.gov.uk>

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I wish to report a serious breach of planning control.

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Given this, the Prior Approval should have been refused if you were made aware of it. However, as the applicants were disingenuous with their Notification, it means the entire development (including all the flats on the ground floor that have been built) are unlawful.

Please can you look into this?

I have copied in s40 As you will need to liaise with her to appreciate the unauthorised nature of what has happened.

I also attach a screen shot to identify the ground floor flats and the cycle storage area.

Regards

s40

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This email and any attachments are intended for the addressee only and may be confidential. Any unauthorised use, disclosure, copying or alteration is strictly prohibited. If you have received this email in error, please use the reply function to inform us and then permanently delete the email.

From: s40
To: s40
Cc: s40 s40 s40 s40
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]
Date: 16 August 2023 22:15:51
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image010.png](#)

Hi s40 I am away on annual leave for two weeks as of tomorrow but I copy in my colleagues s40 s40 and s40 and one of them will be able to look into this for you.

Kind regards

s40
Partner
for Pinsent Masons LLP

D: [+44 20 s40](#) M: [+44 s40](#)

Winner – ‘Sustainable Business of Law’ at the Financial Times Innovative Lawyer Awards Europe 2022

Ranked ‘Most favoured law firm’ by Thomson Reuters’ UK Law Firm Brand Index 2021

Winner – ‘Europe’s Most Innovative Law Firm’ at the Financial Times Innovative Lawyer Awards Europe 2020

Proud to be ranked a top ten employer in the Stonewall Top 100 Employers 2022 for the sixth consecutive year

Pinsent Masons supports agile working, so please don't feel you need to respond to this email outside your working hours.

From: s40 <s40@londonlegacy.co.uk>
Sent: Wednesday, August 16, 2023 3:44 PM
To: s40 <s40@pinsentmasons.com>
Cc: s40 <s40@londonlegacy.co.uk>
Subject: [EXTERNAL] FW: Central House, 32- 66 High Street Stratford, E15

Dear s40

Hope you are well, please we would be needing your advice on a prior approval that seem to have gone wrong regarding the property at the above subject address. The approved ground floor plan for Planning the application P/99/1054 (Newham Council) show a cycle storage which was conditioned to be strictly used by the residential part of the development, however the prior approvals with ref 16/00377/PNCOU and 19/00009/PNCOU (LLDC) proposed to convert the whole ground floor office spaces including the cycle storage to residential flats and it was granted. It is noted that both prior approval applications did not include the existing floor plans which would have shown the cycle storage space, but the application was validated. We now have a neighbour complaint about the cycle storage being converted to flats. Please see the trail of emails below for full details.

Kind regards

s40
Planning Development Manager - Planning Policy & Decisions Team
London Legacy Development Corporation
Level 9
5 Endeavour Square
Stratford London. E20 1JN
Mobile: s40

Email: s40@londonlegacy.co.uk
Web: www.queenelizabetholympicpark.co.uk/planning-authority

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EASTBANK | MAYOR OF LONDON

[East Bank: A brand new Cultural Quarter for innovation, creativity and learning.](#)



From: s40@londonlegacy.co.uk <s40@gmail.com>
Sent: Monday, August 14, 2023 9:12 PM
To: s40@londonlegacy.co.uk <s40@londonlegacy.co.uk>
Cc: s40@londonlegacy.co.uk <s40@londonlegacy.co.uk>
Subject: Re: Central House, 32- 66 High Street Stratford, E15

Thanks for sending this through s40@londonlegacy.co.uk

It makes very interesting reading. Clearly when they applied in 2016 and in 2019 they didn't declare the cycle parking area as being in residential use. What is also interesting is condition 16 of the original consent for the conversion of the building into residential use. You will note that it says the cycle parking area should be retained for residential use.

This renders the 2 prior approvals as invalid (in my opinion).

I can try and dig up the relevant case law, but essentially prior approvals are asking the Council whether the information provided to them is a permitted development. The Local Planning Authority is making a decision based on the information submitted to them. If the information is incorrect (which we believe to be the case here), then they cannot rely on the decision made by the Local Planning Authority (to grant Prior Approval). So essentially the entirety of the conversion is not a permitted development (the entire 17 flats),.What has been built is unlawful,.

The next question is do the flats become lawful by the 4 year rule?. Well the Prior Approval was granted in March 2019. Therefore we are in year 4 now. But I am guessing the flats were not completed straight away, as there was a ventilation condition that needed to be discharged, which would have delayed implementation. I couldn't find the details to discharge of this condition on the website, so unsure if they even applied to discharge it. In addition, we know the conversion of the cycle store has only just happened. Even then it is being used as Air B n B accommodation, so it could be argued that this is not even a C3 use but a C1 use. Again this would invalidate the Prior Approval.

Also, given the Condition relating the cycle store, it could be argued that 10 years applies (breach of condition) rather than the 4 years. Maybe one for the lawyers at LLDC to advise on?

But I suspect you may not want to get into these arguments and may want to issue the Enforcement Notice quite quickly to "stop the clock" on the 4 year argument.

Anyway, good luck with this. And thank you for involving me. I am only too glad to assist.

Regards,

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I hope this is useful.

Kind regards

s40

From: s40 <s40@gmail.com>

Sent: Friday, August 11, 2023 10:16 PM

To: s40 <s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>

Subject: Re: Central House, 32- 66 High Street Stratford, E15

s40 thank you for your email.

The only attachment I had was a screenshot which identified the location of the cycle store. I have attached again, but I think this might not be needed as you have now apparently identified it from the approved drawings.

Incidentally, I tried searching for the relevant Prior Approvals on your website and nothing came up. Have you got the relevant reference numbers and I can see if I can assist you guys further with the legal planning status of what they have done.

Regards,

s40

On Thu, 10 Aug 2023 at 13:21, s40 <s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email regarding the property at the above subject address. The case has now been allocated to me, my principle and I have been looking into this planning history and we can see that the cycle storage as shown on the previously approved ground floor Plan with ref. no. 99.2857.222.4.k was included in the prior approval that was granted by LLDC. We have prioritise this case and would be investigating the planning history and update you very soon.

Meanwhile kindly copy me when you email the requested details in the email below from the planning team.

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9

5 Endeavour Square

Stratford London. E20 1JN

Mobile: s40

Email: s40@londonlegacy.co.uk

Web: www.queenelizabetholympicpark.co.uk/planning-authority

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Sent: Thursday, August 10, 2023 11:54 AM
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Cc: Planning Enquiries <planningenquiries@londonlegacy.co.uk>
Subject: FW: Central House, 32- 66 High Street Stratford, E15

Hi s40

See email below, he hasn't responded to us yet.

s40 when you receive the attachments from s40 please can you forward onto s40 who is managing the Enforcement.

Thanks

s40

From: Planning Enquiries
Sent: Wednesday, August 9, 2023 4:46 PM
To: s40 <s40@gmail.com>
Cc: Planning Enquiries <planningenquiries@londonlegacy.co.uk>
Subject: RE: Central House, 32- 66 High Street Stratford, E15

Hi s40

Thank you for your email, we have set up an Enforcement reference ENF/23/00018 to investigate this further. An officer will be allocated and be in touch.

In meantime, can you resend any attachments as we don't appear to have received them? Please note we have a limit of around 5MB, but you can send us a Wettransfer link if you prefer.

Thanks

s40

(he/him)

Planning Policy and Decisions Team
London Legacy Development Corporation
Level 9, 5 Endeavour Square
Stratford, London
E20 1JN

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This communication and the information it contains is intended for the addressee only. It may be confidential, legally privileged and protected by law. Unauthorised use, copying or disclosure of any of it may be unlawful. If you have received this communication in error, please contact me immediately by email or telephone and then delete the e-mail and its attachments from your system. This email and any attachments have been scanned for viruses by Symantec and on leaving the London Legacy Development Corporation they were

From: s40
To: s40
Subject: FW: Central House, 32- 66 High Street Stratford, E15
Date: 17 August 2023 16:52:00
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image010.png](#)

Hi s40

Hope you are well. as a matter of update, just to let you know that Anne advised me to instruct Pinsent since TFL isn't available and I emailed s40 but he hasn't replied my email. However, I got to know from another email that he sent to s40 regarding Carpenters that he would be on leave for two weeks from now.

Regards

s40

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London Legacy Development Corporation

Level 9

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Mobile: s40

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█ (he/him)
Planning Policy and Decisions Team
London Legacy Development Corporation
Level 9, 5 Endeavour Square
Stratford, London
E20 1JN

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[planning-powers.](#)



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From: **s40** <**s40** [gmail.com](#)>
Sent: 14 July 2023 19:42
To: **s40** <**s40** [oneSource.co.uk](#)>; Planning Enforcement
<Planning.Enforcement@newham.gov.uk>
Subject: Fwd: Central House, 32- 66 High Street Stratford, E15

s40 as **s40** has left, can you assist the Enforcement Team with this?

Many thanks,

s40

----- Forwarded message -----

From: **s40** <**s40** [gmail.com](#)>
Date: Fri, 14 Jul 2023 at 19:38
Subject: Central House, 32- 66 High Street Stratford, E15
To: <Planning.enforcement@newham.gov.uk>
Cc: <**s40** [newham.gov.uk](#)>

I wish to report a serious breach of planning control.

I cannot locate the relevant Prior Approval on your website, but I understand that Prior Approval was granted in the last 3 years for the conversion of the ground floor office (which used to be occupied by Barratt East London) into residential use under the previous Class O.

The conversion was carried out and the flats built.

It has since come to my attention that the Prior Approval also included an area on the ground floor identified for "cycle parking". This was in the process of being converted, when I realised that an error has occurred. This is because the cycle parking is in fact for residential use. It was never in office use. The cycle parking served the flats in the block.

Given this, the Prior Approval should have been refused if you were made aware of it. However, as the applicants were disingenuous with their Notification, it means the entire development (including all the flats on the ground floor that have been built) are unlawful.

Please can you look into this?

I have copied in **s40** As you will need to liaise with her to appreciate the unauthorised nature of what has happened.

I also attach a screen shot to identify the ground floor flats and the cycle storage area.

Regards

s40

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London Legacy Development Corporation, Level 9, 5 Endeavour Square, Stratford, London, E20 1JN.

From: s40
To: s40
Cc: s40 s40
Subject: FW: Central House, 32- 66 High Street Stratford, E15
Date: 24 August 2023 16:38:27
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image010.png](#)

Dear s40

Hope you are well, please we would be needing your advice on a prior approval that seem to have gone wrong regarding the property at the above subject address. The approved ground floor plan for Planning the application P/99/1054 (Newham Council) show a cycle storage which was conditioned to be strictly used by the residential part of the development, however the prior approvals with ref 16/00377/PNCOU and 19/00009/PNCOU (LLDC) proposed to convert the whole ground floor office spaces including the cycle storage to residential flats and it was granted. It is noted that both prior approval applications did not include the existing floor plans which would have shown the cycle storage space, but the application was validated. We now have a neighbour complaint about the cycle storage being converted to flats. Please see the trail of emails below for full details.

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9

5 Endeavour Square

Stratford London. E20 1JN

Mobile: s40

Email: s40 [londonlegacy.co.uk](mailto:s40@londonlegacy.co.uk)

Web: www.queenelizabetholympicpark.co.uk/planning-authority

*The LLDC Planning Policy & Decisions Team (PPDT) will cease its function as local planning authority for the LLDC area from **midnight on the 30th November 2024**. The statutory responsibility will then be handed back to the relevant local authorities. For up to date information please see PPDT's dedicated **Transfer of Planning Powers webpage** - <https://www.queenelizabetholympicpark.co.uk/planning-authority/transfer-of-planning-powers>.*



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EASTBANK

MAYOR OF LONDON

[East Bank: A brand new Cultural Quarter for innovation, creativity and learning.](#)



From: s40 <s40@gmail.com>
Sent: Monday, August 14, 2023 9:12 PM
To: s40 <s40@londonlegacy.co.uk>
Cc: s40 <s40@londonlegacy.co.uk>
Subject: Re: Central House, 32- 66 High Street Stratford, E15

Thanks for sending this through s40

It makes very interesting reading. Clearly when they applied in 2016 and in 2019 they didn't declare the cycle parking area as being in residential use. What is also interesting is condition 16 of the original consent for the conversion of the building into residential use. You will note that it says the cycle parking area should be retained for residential use.

This renders the 2 prior approvals as invalid (in my opinion).

I can try and dig up the relevant case law, but essentially prior approvals are asking the Council whether the information provided to them is a permitted development. The Local Planning Authority is making a decision based on the information submitted to them. If the information is incorrect (which we believe to be the case here), then they cannot rely on the decision made by the Local Planning Authority (to grant Prior Approval). So essentially the entirety of the conversion is not a permitted development (the entire 17 flats),.What has been built is unlawful,.

The next question is do the flats become lawful by the 4 year rule?. Well the Prior Approval was granted in March 2019. Therefore we are in year 4 now. But I am guessing the flats were not completed straight away, as there was a ventilation condition that needed to be discharged, which would have delayed implementation. I couldn't find the details to discharge of this condition on the website, so unsure if they even applied to discharge it. In addition, we know the conversion of the cycle store has only just happened. Even then it is being used as Air B n B accommodation, so it could be argued that this is not even a C3 use but a C1 use. Again this would invalidate the Prior Approval.

Also, given the Condition relating the cycle store, it could be argued that 10 years applies (breach of condition) rather than the 4 years. Maybe one for the lawyers at LLDC to advise on?

But I suspect you may not want to get into these arguments and may want to issue the Enforcement Notice quite quickly to "stop the clock" on the 4 year argument.

Anyway, good luck with this. And thank you for involving me. I am only too glad to assist.

Regards,

s40

On Mon, 14 Aug 2023 at 13:47, s40 <s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email. The approved ground floor plan for Planning the application P/99/1054 (Newham Council) show the cycle storage and the approved prior approvals with ref 16/00377/PNCOU and 19/00009/PNCOU (LLDC) proposed to convert the cycle storage to residential flats.

I hope this is useful.

Kind regards

s40

From: s40 <s40@gmail.com>

Sent: Friday, August 11, 2023 10:16 PM

To: s40 <s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>

Subject: Re: Central House, 32- 66 High Street Stratford, E15

s40 thank you for your email.

The only attachment I had was a screenshot which identified the location of the cycle store. I have attached again, but I think this might not be needed as you have now apparently identified it from the approved drawings.

Incidentally, I tried searching for the relevant Prior Approvals on your website and nothing came up. Have you got the relevant reference numbers and I can see if I can assist you guys further with the legal planning status of what they have done.

Regards,

s40

On Thu, 10 Aug 2023 at 13:21, s40 <s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email regarding the property at the above subject address. The case has now been allocated to me, my principle and I have been looking into this planning history and we can see that the cycle storage as shown on the previously approved ground floor Plan with ref. no. 99.2857.222.4.k was included in the prior approval that was granted by LLDC. We have prioritise this case and would be investigating the planning history and

update you very soon.

Meanwhile kindly copy me when you email the requested details in the email below from the planning team.

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9

5 Endeavour Square

Stratford London. E20 1JN

Mobile: s40

Email: s40 [londonlegacy.co.uk](mailto:s40@londonlegacy.co.uk)

Web: www.queenelizabetholympicpark.co.uk/planning-authority

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From: s40 <s40@londonlegacy.co.uk>

Sent: Thursday, August 10, 2023 11:54 AM

To: s40 <s40@londonlegacy.co.uk>

Cc: Planning Enquiries <planningenquiries@londonlegacy.co.uk>

Subject: FW: Central House, 32- 66 High Street Stratford, E15

Hi s40

See email below, he hasn't responded to us yet.

s40 when you receive the attachments from s40 please can you forward onto s40 who is managing the Enforcement.

Thanks

s40

From: Planning Enquiries

Sent: Wednesday, August 9, 2023 4:46 PM

To: s40 <s40@gmail.com>

Cc: Planning Enquiries <planningenquiries@londonlegacy.co.uk>

Subject: RE: Central House, 32- 66 High Street Stratford, E15

Hi s40

Thank you for your email, we have set up an Enforcement reference ENF/23/00018 to investigate this further. An officer will be allocated and be in touch.

In meantime, can you resend any attachments as we don't appear to have received them? Please note we have a limit of around 5MB, but you can send us a Wettransfer link if you prefer.

Thanks

s40

(he/him)

Planning Policy and Decisions Team

London Legacy Development Corporation

Level 9, 5 Endeavour Square

Stratford, London

E20 1JN

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From: s40 <s40@gmail.com>

Sent: Wednesday, August 2, 2023 1:31 PM

To: Planning Enquiries <planningenquiries@londonlegacy.co.uk>

Subject: Re: Central House, 32- 66 High Street Stratford, E15

Please can I have an update on this matter?

Many thanks

s40

On Sat, 29 Jul 2023, 09:27 s40 <s40@gmail.com> wrote:

Dear LLDC,

Please can you investigate this potential planning enforcement case.

I attach the plan I originally sent to Newham Council when I initially raised the matter with them.

Regards,

s40

----- Forwarded message -----

From: **Planning Enforcement** <Planning.Enforcement@newham.gov.uk>

Date: Mon, 17 Jul 2023 at 11:19

Subject: RE: Central House, 32- 66 High Street Stratford, E15

To: s40 <s40@gmail.com>

Cc: s40 <s40@onesource.co.uk>

Dear s40

Thank you for your email.

The address in question is located within The London Legacy Development Corporation Planning Authority area.

For this reason, you are required to contact The London Legacy Development Corporation directly. Please find the link below:

<https://www.queenelizabetholympicpark.co.uk/planning-authority>

Regards,

s40 | Senior Planner

Inclusive Economy and Housing

London Borough of Newham

Newham Dockside | 1000 Dockside Road | London E16 2QU

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*This email constitutes my professional opinion only, and does not act as a guarantee of planning permission or confirmation of lawfulness.

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[Read more here](#) and [watch here](#)

From: s40 <s40@gmail.com>
Sent: 14 July 2023 19:42
To: s40 <s40@oneSource.co.uk>; Planning Enforcement <Planning.Enforcement@newham.gov.uk>
Subject: Fwd: Central House, 32- 66 High Street Stratford, E15

s40 as s40 has left, can you assist the Enforcement Team with this?

Many thanks,

s40

----- Forwarded message -----

From: s40 <s40@gmail.com>
Date: Fri, 14 Jul 2023 at 19:38
Subject: Central House, 32- 66 High Street Stratford, E15
To: <Planning.enforcement@newham.gov.uk>
Cc: <s40@newham.gov.uk>

I wish to report a serious breach of planning control.

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The conversion was carried out and the flats built.

It has since come to my attention that the Prior Approval also included an area on the ground floor identified for "cycle parking". This was in the process of being converted, when I realised that an error has occurred. This is because the cycle parking is in fact for residential use. It was never in office use. The cycle parking served the flats in the block.

Given this, the Prior Approval should have been refused if you were made aware of it. However, as the applicants were disingenuous with their Notification, it means the entire development (including all the flats on the ground floor that have been built) are unlawful.

Please can you look into this?

I have copied in s40 As you will need to liaise with her to appreciate the unauthorised nature of what has happened.

I also attach a screen shot to identify the ground floor flats and the cycle storage area.

Regards

s40

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From: [Catherine Smyth](#)
To: s40
Subject: FW: Central House, 32- 66 High Street Stratford, E15
Date: 25 August 2023 09:31:25

Hi s40
FYI; ref to the enf case.
Thanks

Kind Regards
Catherine Smyth (*she/her*)
Head of Development Management, PPDT
Mobile: s40

From: Planning Enquiries <planningenquiries@londonlegacy.co.uk>
Sent: Monday, July 31, 2023 2:52 PM
To: Catherine Smyth <CatherineSmyth@londonlegacy.co.uk>; s40
<s40@londonlegacy.co.uk>
Cc: Planning Enquiries <planningenquiries@londonlegacy.co.uk>
Subject: RE: Central House, 32- 66 High Street Stratford, E15

Hi Catherine, s40

With regards to the email below, I've done a search on APAS and the following prior approval applications were granted for the said site; 19/00009/PNCOU and 19/00182/PNCOU.

Maybe I'm wrong and you would like us to create an enforcement case.

Kind regards

s40

From: s40 <s40@gmail.com>
Sent: Saturday, July 29, 2023 9:28 AM
To: Planning Enquiries <planningenquiries@londonlegacy.co.uk>
Subject: Fwd: Central House, 32- 66 High Street Stratford, E15

Dear LLDC,

Please can you investigate this potential planning enforcement case.

I attach the plan I originally sent to Newham Council when I initially raised the matter with them.

Regards,

s40

----- Forwarded message -----

From: **Planning Enforcement** <Planning.Enforcement@newham.gov.uk>
Date: Mon, 17 Jul 2023 at 11:19
Subject: RE: Central House, 32- 66 High Street Stratford, E15
To: s40 <s40@gmail.com>
Cc: s40 <s40@onesource.co.uk>

Dear s40

Thank you for your email.

The address in question is located within The London Legacy Development Corporation Planning Authority area.

For this reason, you are required to contact The London Legacy Development Corporation directly. Please find the link below:

<https://www.queenelizabetholympicpark.co.uk/planning-authority>

Regards,

s40 | Senior Planner
Inclusive Economy and Housing
London Borough of Newham
Newham Dockside | 1000 Dockside Road | London E16 2QU

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To: s40 <s40@oneSource.co.uk>; Planning Enforcement <Planning.Enforcement@newham.gov.uk>
Subject: Fwd: Central House, 32- 66 High Street Stratford, E15

s40 as s40 has left, can you assist the Enforcement Team with this?

Many thanks,

s40

----- Forwarded message -----

From: s40 <s40@gmail.com>
Date: Fri, 14 Jul 2023 at 19:38
Subject: Central House, 32- 66 High Street Stratford, E15
To: <Planning.enforcement@newham.gov.uk>

Cc: <s40 [REDACTED]@newham.gov.uk>

I wish to report a serious breach of planning control.

I cannot locate the relevant Prior Approval on your website, but I understand that Prior Approval was granted in the last 3 years for the conversion of the ground floor office (which used to be occupied by Barratt East London) into residential use under the previous Class O.

The conversion was carried out and the flats built.

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Given this, the Prior Approval should have been refused if you were made aware of it. However, as the applicants were disingenuous with their Notification, it means the entire development (including all the flats on the ground floor that have been built) are unlawful.

Please can you look into this?

I have copied in s40 [REDACTED] As you will need to liaise with her to appreciate the unauthorised nature of what has happened.

I also attach a screen shot to identify the ground floor flats and the cycle storage area.

Regards

s40 [REDACTED]

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From: [Catherine Smyth](#)
To: s40
Subject: FW: Central House, 32- 66 High Street Stratford, E15
Date: 25 August 2023 09:31:59
Attachments: [image001.png](#)

FYI, s40 ref to enf case.

Kind Regards

Catherine Smyth (*she/her*)

Head of Development Management, PPDT

Mobile: s40

From: s40 <s40@londonlegacy.co.uk>
Sent: Thursday, August 3, 2023 4:26 PM
To: Catherine Smyth <CatherineSmyth@londonlegacy.co.uk>; Anne Ogundiya <AnneOgundiya@londonlegacy.co.uk>
Subject: FW: Central House, 32- 66 High Street Stratford, E15

Hi Catherine and Anne

Can you please see below email and forward to the relevant officer.

I will acknowledge on behalf of Anthony.

Regards

s40

**PA to Director of Planning Policy and Decisions &
LLDC Planning Decisions Committee Officer**
London Legacy Development Corporation
Level 9
5 Endeavour Square
Stratford
London
E20 1JN
Mob: s40
Website: www.QueenElizabethOlympicPark.co.uk



During the current health crisis I am working from home flexibly, so you may receive emails at times that are outside of normal working hours. I do not expect a

response outside of your own working hours, please only reply when it is convenient for you to do so.

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From: s40 <s40@gmail.com>
Sent: Thursday, August 3, 2023 4:08 PM
To: Planning Enquiries <planningenquiries@londonlegacy.co.uk>; Anthony Hollingsworth <AnthonyHollingsworth@londonlegacy.co.uk>
Subject: Re: Central House, 32- 66 High Street Stratford, E15

Anthony, I am getting no joy with your team. Please can you step in and assist?

Many thanks,

s40

On Wed, 2 Aug 2023 at 13:31, s40 <s40@gmail.com> wrote:

Please can I have an update on this matter?

Many thanks

s40

On Sat, 29 Jul 2023, 09:27 s40 <s40@gmail.com> wrote:

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I attach the plan I originally sent to Newham Council when I initially raised the matter with them.

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To: s40 <s40@gmail.com>

Cc: s40 <s40@onesource.co.uk>

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Regards,

s40 | Senior Planner
Inclusive Economy and Housing
London Borough of Newham
Newham Docks | 1000 Docks Road | London E16 2QU

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Subject: Fwd: Central House, 32- 66 High Street Stratford, E15

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To: <Planning.enforcement@newham.gov.uk>
Cc: <s40@newham.gov.uk>

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I have copied in **s40** As you will need to liaise with her to appreciate the unauthorised nature of what has happened.

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Regards

s40

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From: s40
To: s40
Cc: s40
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]
Date: 29 August 2023 09:49:09
Attachments: [image001.png](#)
[image002.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image013.png](#)

Hi s40
Thank you for the update.
Regards
s40

From: s40 <s40@pinsentmasons.com>
Sent: Tuesday, August 29, 2023 9:46 AM
To: s40 <s40@pinsentmasons.com>; s40 <s40@londonlegacy.co.uk>
Cc: s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40
Just by way of update, we'll be in touch on this query as soon as possible this week.
Thanks
s40

Associate
s40
s40



For Pinsent Masons LLP
Pinsent Masons supports agile working, so please don't feel you need to respond to this email outside your working hours.

From: s40 <s40@pinsentmasons.com>
Sent: Wednesday, August 16, 2023 10:14 PM
To: s40 <s40@londonlegacy.co.uk>
Cc: s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40 I am away on annual leave for two weeks as of tomorrow but I copy in my colleagues s40 s40 and s40 and one of them will be able to look into this for you.
Kind regards
s40
Partner
for Pinsent Masons LLP

D: +44 20 s40 M: +44 s40

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Cc: s40 <s40@londonlegacy.co.uk>

Subject: [EXTERNAL] FW: Central House, 32- 66 High Street Stratford, E15

Dear s40

Hope you are well, please we would be needing your advice on a prior approval that seem to have gone wrong regarding the property at the above subject address. The approved ground floor plan for Planning the application P/99/1054 (Newham Council) show a cycle storage which was conditioned to be strictly used by the residential part of the development, however the prior approvals with ref 16/00377/PNCOU and 19/00009/PNCOU (LLDC) proposed to convert the whole ground floor office spaces including the cycle storage to residential flats and it was granted. It is noted that both prior approval applications did not include the existing floor plans which would have shown the cycle storage space, but the application was validated.

We now have a neighbour complaint about the cycle storage being converted to flats. Please see the trail of emails below for full details.

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9

5 Endeavour Square

Stratford London. E20 1JN

Mobile: s40

Email: s40@londonlegacy.co.uk

Web: www.queenelizabetholympicpark.co.uk/planning-authority

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Thanks for sending this through s40

It makes very interesting reading. Clearly when they applied in 2016 and in 2019 they didn't declare the cycle parking area as being in residential use. What is also interesting is condition 16 of the original consent for the conversion of the building into residential use. You will note that it says the cycle parking area should be retained for residential use.

This renders the 2 prior approvals as invalid (in my opinion).

I can try and dig up the relevant case law, but essentially prior approvals are asking the Council whether the information provided to them is a permitted development. The Local Planning Authority is making a decision based on the information submitted to them. If the information is incorrect (which we believe to be the case here), then they cannot rely on the decision made by the Local Planning Authority (to grant Prior Approval). So essentially the entirety of the conversion is not a permitted development (the entire 17 flats),.What has been built is unlawful,.

The next question is do the flats become lawful by the 4 year rule?. Well the Prior Approval was granted in March 2019. Therefore we are in year 4 now. But I am guessing the flats were not completed straight away, as there was a ventilation condition that needed to be discharged, which would have delayed implementation. I couldn't find the details to discharge of this condition on the website, so unsure if they even applied to discharge it. In addition, we know the conversion of the cycle store has only just happened. Even then it is being used as Air B n B accommodation, so it could be argued that this is not even a C3 use but a C1 use. Again this would invalidate the Prior Approval.

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But I suspect you may not want to get into these arguments and may want to issue the Enforcement Notice quite quickly to "stop the clock" on the 4 year argument.

Anyway, good luck with this. And thank you for involving me. I am only too glad to assist.

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To: s40 <s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>

Subject: Re: Central House, 32- 66 High Street Stratford, E15

s40 thank you for your email.

The only attachment I had was a screenshot which identified the location of the cycle store. I have attached again, but I think this might not be needed as you have now apparently identified it from the approved drawings.

Incidentally, I tried searching for the relevant Prior Approvals on your website and nothing came up. Have you got the relevant reference numbers and I can see if I can assist you guys further with the legal planning status of what they have done.

Regards,

s40

On Thu, 10 Aug 2023 at 13:21, s40 <s40@londonlegacy.co.uk> wrote:

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Thank you for your email regarding the property at the above subject address. The case has now been allocated to me, my principle and I have been looking into this planning history and we can see that the cycle storage as shown on the previously approved ground floor Plan with ref. no. 99.2857.222.4.k was included in the prior approval that was granted by LLDC. We have prioritise this case and would be investigating the planning history and update you very soon.

Meanwhile kindly copy me when you email the requested details in the email below from the planning team.

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9

5 Endeavour Square

Stratford London. E20 1JN

Mobile: s40
Email: s40@londonlegacy.co.uk
Web: www.queenelizabetholympicpark.co.uk/planning-authority

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From: s40 <s40@londonlegacy.co.uk>
Sent: Thursday, August 10, 2023 11:54 AM
To: s40 <s40@londonlegacy.co.uk>
Cc: Planning Enquiries <planningenquiries@londonlegacy.co.uk>
Subject: FW: Central House, 32- 66 High Street Stratford, E15

Hi s40

See email below, he hasn't responded to us yet.

s40 when you receive the attachments from s40 please can you forward onto s40 who is managing the Enforcement.

Thanks

s40

From: Planning Enquiries
Sent: Wednesday, August 9, 2023 4:46 PM
To: s40 <s40@gmail.com>
Cc: Planning Enquiries <planningenquiries@londonlegacy.co.uk>
Subject: RE: Central House, 32- 66 High Street Stratford, E15

Hi s40

Thank you for your email, we have set up an Enforcement reference ENF/23/00018 to investigate this further. An officer will be allocated and be in touch.

In meantime, can you resend any attachments as we don't appear to have received them? Please note we have a limit of around 5MB, but you can send us a Wettransfer link if you prefer.

Thanks

s40

(he/him)

Planning Policy and Decisions Team

London Legacy Development Corporation
Level 9, 5 Endeavour Square
Stratford, London
E20 1JN

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From: s40 <s40@gmail.com>

Sent: Wednesday, August 2, 2023 1:31 PM

To: Planning Enquiries <planningenquiries@londonlegacy.co.uk>

Subject: Re: Central House, 32- 66 High Street Stratford, E15

Please can I have an update on this matter?

Many thanks

s40

On Sat, 29 Jul 2023, 09:27 s40 <s40@gmail.com> wrote:

Dear LLDC,

Please can you investigate this potential planning enforcement case.

I attach the plan I originally sent to Newham Council when I initially raised the matter with them.

Regards,

s40

----- Forwarded message -----

From: Planning Enforcement <Planning.Enforcement@newham.gov.uk>

Date: Mon, 17 Jul 2023 at 11:19

Subject: RE: Central House, 32- 66 High Street Stratford, E15

To: s40 <s40@gmail.com>

Cc: s40 <s40@onesource.co.uk>

Dear s40

Thank you for your email.

The address in question is located within The London Legacy Development Corporation Planning Authority area.

For this reason, you are required to contact The London Legacy Development Corporation directly. Please find the link below:

<https://www.queenelizabetholympicpark.co.uk/planning-authority>

Regards,

s40 | Senior Planner
Inclusive Economy and Housing
London Borough of Newham
Newham Dockside | 1000 Dockside Road | London E16 2QU

People at the Heart of Everything We Do

*This email constitutes my professional opinion only, and does not act as a guarantee of planning permission or confirmation of lawfulness.

Newham Council has adopted an ambitious programme: **Building a Fairer Newham.**
[Read more here](#) and [watch here](#)

From: s40 <s40@gmail.com>

Sent: 14 July 2023 19:42

To: s40 <s40@oneSource.co.uk>; Planning Enforcement
<Planning.Enforcement@newham.gov.uk>

Subject: Fwd: Central House, 32- 66 High Street Stratford, E15

s40 as s40 has left, can you assist the Enforcement Team with this?

Many thanks,

s40

----- Forwarded message -----

From: s40 <s40@gmail.com>

Date: Fri, 14 Jul 2023 at 19:38

Subject: Central House, 32- 66 High Street Stratford, E15

To: <Planning.enforcement@newham.gov.uk>

Cc: s40 <s40@newham.gov.uk>

I wish to report a serious breach of planning control.

I cannot locate the relevant Prior Approval on your website, but I understand that Prior Approval was granted in the last 3 years for the conversion of the ground floor office (which used to be occupied by Barratt East London) into residential use under the previous Class O.

The conversion was carried out and the flats built.

It has since come to my attention that the Prior Approval also included an area on the ground floor identified for "cycle parking" . This was in the process of being converted, when I realised that an error has occurred. This is because the cycle parking is in fact for residential use. It was never in office use. The cycle parking served the flats in the block.

Given this, the Prior Approval should have been refused if you were made aware of it. However, as the applicants were disingenuous with their Notification, it means the entire development (including all the flats on the ground floor that have been built) are unlawful.

Please can you look into this?

I have copied in **s40** As you will need to liaise with her to appreciate the unauthorised nature of what has happened.

I also attach a screen shot to identify the ground floor flats and the cycle storage area.

Regards

s40

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www.queenelizabetholympicpark.co.uk

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From: s40
To: s40
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]
Date: 01 September 2023 09:30:36
Attachments: [image001.png](#)
[image002.png](#)
[image017.png](#)
[image018.png](#)
[image019.png](#)
[image025.png](#)

Morning s40

Many thanks – appreciate it. Given there are two prior approvals, please could you send over the relevant plans for both?

I have commenced drafting the advice but please note it may be early next week when this is provided as I'd like to ensure I've reviewed the relevant material and want to check this over with s40 when he returns from leave. If those timescales are a problem, please let me know.

Thanks

s40

Associate

 s40
 s40

For Pinsent Masons LLP

Pinsent Masons supports agile working, so please don't feel you need to respond to this email outside your working hours.



From: s40 <s40@londonlegacy.co.uk>
Sent: Friday, September 1, 2023 9:27 AM
To: s40 <s40@pinsentmasons.com>
Subject: [EXTERNAL] RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Good morning, s40
Thanks, I will get everything to you today. Kind regards

s40

From: s40 <s40@pinsentmasons.com>
Sent: Thursday, August 31, 2023 3:38 PM
To: s40 <s40@pinsentmasons.com>; s40 <s40@londonlegacy.co.uk>
Cc: s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

Sorry for the further request, please could you also send over the PP decision notice? I can't get a copy of this from Newham's planning portal.

Thanks

s40
Associate

☎ s40

📱 s40

For Pinsent Masons LLP

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From: s40

Sent: Thursday, August 31, 2023 12:04 PM

To: s40 <s40@pinsentmasons.com>; s40 <s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>

Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

Please could you kindly send over the "Proposed Plans prepared by JDW Architects – drawing number jw926-105" referred to in the prior approval decision? It'd be helpful to review these plans before we provide the advice and I've not been able to locate them on the planning portal.

Thanks

s40

Associate

☎ s40

📱 s40

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Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

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Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9

5 Endeavour Square

Stratford London. E20 1JN

Mobile: s40

Email: s40@londonlegacy.co.uk

Web: www.queenelizabetholympicpark.co.uk/planning-authority

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Sent: Thursday, August 10, 2023 11:54 AM

To: s40 <s40@londonlegacy.co.uk>

Cc: Planning Enquiries <planningenquiries@londonlegacy.co.uk>

Subject: FW: Central House, 32- 66 High Street Stratford, E15

Hi s40

See email below, he hasn't responded to us yet.

s40 when you receive the attachments from s40 please can you forward onto s40 who is managing the Enforcement.

Thanks

s40

From: Planning Enquiries

Sent: Wednesday, August 9, 2023 4:46 PM

To: s40 <s40@gmail.com>

Cc: Planning Enquiries <planningenquiries@londonlegacy.co.uk>

Subject: RE: Central House, 32- 66 High Street Stratford, E15

Hi s40

Thank you for your email, we have set up an Enforcement reference ENF/23/00018 to investigate this further. An officer will be allocated and be in touch.

In meantime, can you resend any attachments as we don't appear to have received them? Please note we have a limit of around 5MB, but you can send us a Wettransfer link if you prefer.

Thanks

s40

(he/him)

Planning Policy and Decisions Team

London Legacy Development Corporation

Level 9, 5 Endeavour Square

Stratford, London

E20 1JN

The LLDC Planning Policy & Decisions Team (PPDT) will cease its function as local planning authority for the LLDC area from **midnight on the 30th November 2024. The statutory responsibility will then be handed back to the relevant local authorities. For up to date information please see PPDT's dedicated **Transfer of Planning Powers webpage** - <https://www.queenelizabetholympicpark.co.uk/planning-authority/transfer-of-planning-powers>.*



From: s40 <s40@gmail.com>

Sent: Wednesday, August 2, 2023 1:31 PM

To: Planning Enquiries <planningenquiries@londonlegacy.co.uk>

Subject: Re: Central House, 32- 66 High Street Stratford, E15

Please can I have an update on this matter?

Many thanks

s40

On Sat, 29 Jul 2023, 09:27 s40 <s40@gmail.com> wrote:

Dear LLDC,

Please can you investigate this potential planning enforcement case.

I attach the plan I originally sent to Newham Council when I initially raised the matter with them.

Regards,

s40

----- Forwarded message -----

From: **Planning Enforcement** <Planning.Enforcement@newham.gov.uk>

Date: Mon, 17 Jul 2023 at 11:19

Subject: RE: Central House, 32- 66 High Street Stratford, E15

To: s40 <s40@gmail.com>

Cc: s40 <s40@onesource.co.uk>

Dear s40

Thank you for your email.

The address in question is located within The London Legacy Development Corporation Planning Authority area.

For this reason, you are required to contact The London Legacy Development Corporation directly. Please find the link below:

<https://www.queenelizabetholympicpark.co.uk/planning-authority>

Regards,

s40 | Senior Planner
Inclusive Economy and Housing
London Borough of Newham
Newham Dockside | 1000 Dockside Road | London E16 2QU

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*This email constitutes my professional opinion only, and does not act as a guarantee of planning permission or confirmation of lawfulness.

Newham Council has adopted an ambitious programme: Building a Fairer Newham.
[Read more here](#) and [watch here](#)

From: s40 <s40@gmail.com>

Sent: 14 July 2023 19:42

To: s40 <s40@oneSource.co.uk>; Planning Enforcement <Planning.Enforcement@newham.gov.uk>

Subject: Fwd: Central House, 32- 66 High Street Stratford, E15

s40 as s40 has left, can you assist the Enforcement Team with this?

Many thanks,

s40

----- Forwarded message -----

From: s40 <s40@gmail.com>
Date: Fri, 14 Jul 2023 at 19:38
Subject: Central House, 32- 66 High Street Stratford, E15
To: <Planning.enforcement@newham.gov.uk>
Cc: s40 <s40@newham.gov.uk>

I wish to report a serious breach of planning control.

I cannot locate the relevant Prior Approval on your website, but I understand that Prior Approval was granted in the last 3 years for the conversion of the ground floor office (which used to be occupied by Barratt East London) into residential use under the previous Class O.

The conversion was carried out and the flats built.

It has since come to my attention that the Prior Approval also included an area on the ground floor identified for "cycle parking". This was in the process of being converted, when I realised that an error has occurred. This is because the cycle parking is in fact for residential use. It was never in office use. The cycle parking served the flats in the block.

Given this, the Prior Approval should have been refused if you were made aware of it. However, as the applicants were disingenuous with their Notification, it means the entire development (including all the flats on the ground floor that have been built) are unlawful.

Please can you look into this?

I have copied in s40 As you will need to liaise with her to appreciate the unauthorised nature of what has happened.

I also attach a screen shot to identify the ground floor flats and the cycle storage area.

Regards

s40

This communication is sent by oneSource on behalf of the London Borough of Havering or the London Borough of Newham. The views expressed in it are not necessarily the views of any of the councils.

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Privacy Notice can be found on our website Data Protection <https://onesource.co.uk/privacy-and-policies> , which outlines your rights and how we collect, use, store, delete and protect your personal data.

From: s40
To: s40 s40 s40
Cc: s40 s40
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]
Date: 01 September 2023 14:28:40
Attachments: [image001.png](#)
[image002.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image014.png](#)

Great, thank you. I'll send you both an invite now.

Thanks

s40

Associate

 s40

 s40

For Pinsent Masons LLP

Pinsent Masons supports agile working, so please don't feel you need to respond to this email outside your working hours.



A purpose-led professional services
business with law at the core

From: s40 <s40@londonlegacy.co.uk>
Sent: Friday, September 1, 2023 2:23 PM
To: s40 <s40@pinsentmasons.com>; s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>
Cc: s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: [EXTERNAL] RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Thanks s40 yes I agree a call is probably best to go through this initially!

s40 and I can do 11am if that works for you?

Thanks,

s40

From: s40 <s40@pinsentmasons.com>
Sent: Friday, September 1, 2023 2:20 PM
To: s40 <s40@londonlegacy.co.uk>; s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>
Cc: s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

Thank you – that's very helpful.

Given there's quite a lot of planning background to this, I think it'd be helpful for us to have a call to discuss before I provide the advice. Please let me know if you'd be available on Monday.

Thanks

s40

[Redacted]

Associate

[Redacted]

[Redacted]

For Pinsent Masons LLP

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Cc: s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: [EXTERNAL] RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

I think the issue is that the plans on Newham's website for the old scheme are jpeg documents rather than pdf so didn't convert properly.

The gf plan for the officer permission is here: https://pa.newham.gov.uk/online-applications/files/59B01F9D901FE151707CEC14ACE72F7E/01_0766--82373.jpg. This was from an amended application ref: 01/0766 (<https://pa.newham.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=ZZZYFIJYXC713>).

The original decision notice can be found here - <https://pa.newham.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=ZZZYFIJYXC401>.

s40 – I didn't realise there were multiple prior approval applications, can you check what the difference between them was and respond to s40 on that point please?

Hopefully you can access the links ok s40 – let me know.

Kind regards,

s40

From: s40 <s40@pinsentmasons.com>
Sent: Friday, September 1, 2023 2:04 PM
To: s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>
Cc: s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

I'm struggling to open the PDFs that I've re-attached to this email – they're opening as blank. From the titles of the PDFs, I'm not sure if either of these are the original decision notice.

Thanks for providing the link to the LLDC portal. I note that you've provided a link to 19/00182/PNCOU but in the instruction email reference is made to 19/00009/PNCOU. I assume then that 19/00182/PNCOU is a later prior approval, please could you kindly confirm?

Thanks

s40

Associate

s40

s40

For Pinsent Masons LLP

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A purpose-led professional services
business with law at the core

From: s40 <s40@londonlegacy.co.uk>
Sent: Friday, September 1, 2023 1:44 PM
To: s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Cc: s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: [EXTERNAL] RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

Please find attached the relevant plans as requested. I have attached the prior approval ground floor plans including the previously approved ground floor plan showing the cycle storage and the original decision notice (condition 16 for cycle storage).

The prior approval was considered and decided in LLDC so the details are on LLDC website Please find below the link for the prior approvals in case you find it useful.

<http://planningregister.londonlegacy.co.uk/swift/apas/run/WPHAPPDETAIL.DisplayUrl?theApnID=19/00182/PNCOU&backURL=%3Ca%20href%3D%27wphappsearchres.displayResultsURL%3FResultID%3D1552266%2526startIndex%3D0%2526SortOrder%3DAPNID%2526DispResultsAs%3DWPAPPSEARCHRES%2526BackURL%3D%27%3Esearch%20Results%3C%2Fa%3E>

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9

5 Endeavour Square

Stratford London. E20 1JN

Mobile: s40

Email: s40@londonlegacy.co.uk

Web: www.queenelizabetholympicpark.co.uk/planning-authority

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From: s40 <s40@pinsentmasons.com>
Sent: Thursday, August 31, 2023 3:38 PM
To: s40 <s40@pinsentmasons.com>; s40 <s40@londonlegacy.co.uk>
Cc: s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

Sorry for the further request, please could you also send over the PP decision notice? I can't get a copy of this from Newham's planning portal.

Thanks

s40
Associate

📞 s40

📱 s40

For Pinsent Masons LLP

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Pinsent Masons

A purpose-led professional services
business with law at the core

From: s40
Sent: Thursday, August 31, 2023 12:04 PM
To: s40 <s40@pinsentmasons.com>; s40 <s40@londonlegacy.co.uk>
Cc: s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

Please could you kindly send over the "Proposed Plans prepared by JDW Architects – drawing number jw926-105" referred to in the prior approval decision? It'd be helpful to review these plans before we provide the advice and I've not been able to locate them on the planning portal.

Thanks

s40

Associate

s40

s40

For Pinsent Masons LLP

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A purpose-led professional services business with law at the core

From: s40

Sent: Tuesday, August 29, 2023 9:46 AM

To: s40 <s40@pinsentmasons.com>; s40 <s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>

Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

Just by way of update, we'll be in touch on this query as soon as possible this week.

Thanks

s40

Associate

s40

s40

For Pinsent Masons LLP

Pinsent Masons supports agile working, so please don't feel you need to respond to this email outside your working hours.



A purpose-led professional services business with law at the core

From: s40 <s40@pinsentmasons.com>

Sent: Wednesday, August 16, 2023 10:14 PM

To: s40 <s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>

Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40 I am away on annual leave for two weeks as of tomorrow but I copy in my colleagues s40 s40 and s40 and one of them will be able to look into this for you.

Kind regards

s40
Partner
for Pinsent Masons LLP

D: +44 20 s40 M: +44 s40

Winner – 'Sustainable Business of Law' at the Financial Times Innovative Lawyer Awards Europe 2022

Ranked 'Most favoured law firm' by Thomson Reuters' UK Law Firm Brand Index 2021

Winner – 'Europe's Most Innovative Law Firm' at the Financial Times Innovative Lawyer Awards Europe 2020

Proud to be ranked a top ten employer in the Stonewall Top 100 Employers 2022 for the sixth consecutive year

Pinsent Masons supports agile working, so please don't feel you need to respond to this email outside your working hours.

From: s40 <s40@londonlegacy.co.uk>
Sent: Wednesday, August 16, 2023 3:44 PM
To: s40 <s40@pinsentmasons.com>
Cc: s40 <s40@londonlegacy.co.uk>
Subject: [EXTERNAL] FW: Central House, 32- 66 High Street Stratford, E15

Dear s40

Hope you are well, please we would be needing your advice on a prior approval that seem to have gone wrong regarding the property at the above subject address. The approved ground floor plan for Planning the application P/99/1054 (Newham Council) show a cycle storage which was conditioned to be strictly used by the residential part of the development, however the prior approvals with ref 16/00377/PNCOU and 19/00009/PNCOU (LLDC) proposed to convert the whole ground floor office spaces including the cycle storage to residential flats and it was granted. It is noted that both prior approval applications did not include the existing floor plans which would have shown the cycle storage space, but the application was validated.

We now have a neighbour complaint about the cycle storage being converted to flats. Please see the trail of emails below for full details.

Kind regards

s40
Planning Development Manager - Planning Policy & Decisions Team
London Legacy Development Corporation
Level 9
5 Endeavour Square
Stratford London. E20 1JN
Mobile: s40
Email: s40@londonlegacy.co.uk
Web: www.queenelizabetholympicpark.co.uk/planning-authority

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From: s40 <s40@gmail.com>
Sent: Monday, August 14, 2023 9:12 PM
To: s40 <s40@londonlegacy.co.uk>
Cc: s40 <s40@londonlegacy.co.uk>
Subject: Re: Central House, 32- 66 High Street Stratford, E15

Thanks for sending this through s40

It makes very interesting reading. Clearly when they applied in 2016 and in 2019 they didn't declare the cycle parking area as being in residential use. What is also interesting is condition 16 of the original consent for the conversion of the building into residential use. You will note that it says the cycle parking area should be retained for residential use.

This renders the 2 prior approvals as invalid (in my opinion).

I can try and dig up the relevant case law, but essentially prior approvals are asking the Council whether the information provided to them is a permitted development. The Local Planning Authority is making a decision based on the information submitted to them. If the information is incorrect (which we believe to be the case here), then they cannot rely on the decision made by the Local Planning Authority (to grant Prior Approval). So essentially the entirety of the conversion is not a permitted development (the entire 17 flats),.What has been built is unlawful,.

The next question is do the flats become lawful by the 4 year rule?. Well the Prior Approval was granted in March 2019. Therefore we are in year 4 now. But I am guessing the flats were not completed straight away, as there was a ventilation condition that needed to be discharged, which would have delayed implementation. I couldn't find the details to discharge of this condition on the website, so unsure if they even applied to discharge it. In addition, we know the conversion of the cycle store has only just happened. Even then it is being used as Air B n B accommodation, so it could be argued that this is not even a C3 use but a C1 use. Again this would invalidate the Prior Approval.

Also, given the Condition relating the cycle store, it could be argued that 10 years applies (breach of condition) rather than the 4 years. Maybe one for the lawyers at LLDC to advise on?

But I suspect you may not want to get into these arguments and may want to issue the Enforcement Notice quite quickly to "stop the clock" on the 4 year argument.

Anyway, good luck with this. And thank you for involving me. I am only too glad to assist.

Regards,

s40

On Mon, 14 Aug 2023 at 13:47, s40 <s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email. The approved ground floor plan for Planning the application P/99/1054 (Newham Council) show the cycle storage and the approved prior approvals with ref 16/00377/PNCOU and 19/00009/PNCOU (LLDC) proposed to convert the cycle storage to residential flats.

I hope this is useful.

Kind regards

s40

From: s40 <s40@gmail.com>

Sent: Friday, August 11, 2023 10:16 PM

To: s40 <s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>

Subject: Re: Central House, 32- 66 High Street Stratford, E15

s40 thank you for your email.

The only attachment I had was a screenshot which identified the location of the cycle store. I have attached again, but I think this might not be needed as you have now apparently identified it from the approved drawings.

Incidentally, I tried searching for the relevant Prior Approvals on your website and nothing came up. Have you got the relevant reference numbers and I can see if I can assist you guys further with the legal planning status of what they have done.

Regards,

s40

On Thu, 10 Aug 2023 at 13:21, s40 <s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email regarding the property at the above subject address. The case has now been allocated to me, my principle and I have been looking into this planning history and we can see that the cycle storage as shown on the previously approved ground floor Plan with ref. no. 99.2857.222.4.k was included in the prior approval that was granted by LLDC. We have prioritise this case and would be investigating the planning history and update you very soon.

Meanwhile kindly copy me when you email the requested details in the email below from the planning team.

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9
5 Endeavour Square
Stratford London. E20 1JN

Mobile: s40

Email: s40@londonlegacy.co.uk

Web: www.queenelizabetholympicpark.co.uk/planning-authority

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Cc: Planning Enquiries <planningenquiries@londonlegacy.co.uk>

Subject: FW: Central House, 32- 66 High Street Stratford, E15

Hi s40

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Hi s40

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In meantime, can you resend any attachments as we don't appear to have received them? Please note we have a limit of around 5MB, but you can send us a Wettransfer link if you prefer.

Thanks

s40

[REDACTED] (he/him)

Planning Policy and Decisions Team

London Legacy Development Corporation
Level 9, 5 Endeavour Square
Stratford, London
E20 1JN

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Please can I have an update on this matter?

Many thanks

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On Sat, 29 Jul 2023, 09:27 s40 <s40@gmail.com> wrote:

Dear LLDC,

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I attach the plan I originally sent to Newham Council when I initially raised the matter with them.

Regards,

s40

----- Forwarded message -----

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Date: Mon, 17 Jul 2023 at 11:19
Subject: RE: Central House, 32- 66 High Street Stratford, E15

To: s40 <s40@gmail.com>
Cc: s40 <s40@onesource.co.uk>

Dear s40

Thank you for your email.

The address in question is located within The London Legacy Development Corporation Planning Authority area.

For this reason, you are required to contact The London Legacy Development Corporation directly. Please find the link below:

<https://www.queenelizabetholympicpark.co.uk/planning-authority>

Regards,

s40 | Senior Planner
Inclusive Economy and Housing
London Borough of Newham
Newham Dockside | 1000 Dockside Road | London E16 2QU

People at the Heart of Everything We Do

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Newham Council has adopted an ambitious programme: [Building a Fairer Newham](#).
[Read more here](#) and [watch here](#)

From: s40 <s40@gmail.com>
Sent: 14 July 2023 19:42
To: s40 <s40@oneSource.co.uk>; Planning Enforcement <Planning.Enforcement@newham.gov.uk>
Subject: Fwd: Central House, 32- 66 High Street Stratford, E15

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s40

----- Forwarded message -----

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Subject: Central House, 32- 66 High Street Stratford, E15
To: <Planning.enforcement@newham.gov.uk>
Cc: <s40@newham.gov.uk>

I wish to report a serious breach of planning control.

I cannot locate the relevant Prior Approval on your website, but I understand that Prior Approval was granted in the last 3 years for the conversion of the ground floor office (which used to be occupied by Barratt East London) into residential use under the previous Class O.

The conversion was carried out and the flats built.

It has since come to my attention that the Prior Approval also included an area on the ground floor identified for "cycle parking". This was in the process of being converted, when I realised that an error has occurred. This is because the cycle parking is in fact for residential use. It was never in office use. The cycle parking served the flats in the block.

Given this, the Prior Approval should have been refused if you were made aware of it. However, as the applicants were disingenuous with their Notification, it means the entire development (including all the flats on the ground floor that have been built) are unlawful.

Please can you look into this?

I have copied in **s40** As you will need to liaise with her to appreciate the unauthorised nature of what has happened.

I also attach a screen shot to identify the ground floor flats and the cycle storage area.

Regards

s40

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London Legacy Development Corporation, Level 9, 5 Endeavour Square, Stratford, London, E20 1JN.

www.queenelizabetholympicpark.co.uk

From: s40
To: s40, s40, s40
Cc: s40, s40
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]
Date: 01 September 2023 14:43:55
Attachments: [99_1054-Decision_Notice-400878.pdf](#)
[image001.png](#)
[image002.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image014.png](#)

Hi s40

Please find attached the decision notice, the plans with ref 8024-140073 are actually the same so if anyone is opened it same with the others.

Regards

s40

From: s40 <s40@pinsentmasons.com>
Sent: Friday, September 1, 2023 2:20 PM
To: s40 <s40@londonlegacy.co.uk>; s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>
Cc: s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

Thank you – that’s very helpful.

Given there’s quite a lot of planning background to this, I think it’d be helpful for us to have a call to discuss before I provide the advice. Please let me know if you’d be available on Monday.

Thanks

s40

Associate

 s40

 s40

For Pinsent Masons LLP

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From: s40 <s40@londonlegacy.co.uk>
Sent: Friday, September 1, 2023 2:14 PM
To: s40 <s40@pinsentmasons.com>; s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>
Cc: s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: [EXTERNAL] RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

I think the issue is that the plans on Newham's website for the old scheme are jpeg documents rather than pdf so didn't convert properly.

The gf plan for the officer permission is here: https://pa.newham.gov.uk/online-applications/files/59B01F9D901FE151707CEC14ACE72F7E/01_0766--82373.jpg. This was from an amended application ref: 01/0766 (<https://pa.newham.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=ZZZYFJYXC713>).

The original decision notice can be found here - <https://pa.newham.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=ZZZYFJYXC401>.

s40 – I didn't realise there were multiple prior approval applications, can you check what the difference between them was and respond to s40 on that point please?

Hopefully you can access the links ok s40 – let me know.

Kind regards,

s40

From: s40 <s40@pinsentmasons.com>
Sent: Friday, September 1, 2023 2:04 PM
To: s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>
Cc: s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

I'm struggling to open the PDFs that I've re-attached to this email – they're opening as blank. From the titles of the PDFs, I'm not sure if either of these are the original decision notice.

Thanks for providing the link to the LLDC portal. I note that you've provided a link to 19/00182/PNCOU but in the instruction email reference is made to 19/00009/PNCOU. I assume then that 19/00182/PNCOU is a later prior approval, please could you kindly confirm?

Thanks

s40

Associate

☎ s40

📱 s40

For Pinsent Masons LLP

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From: s40 <s40@londonlegacy.co.uk>
Sent: Friday, September 1, 2023 1:44 PM
To: s40 <s40@pinsentmasons.com>; s40

<s40 [REDACTED] pinsentmasons.com>
Cc: s40 [REDACTED] <s40 [REDACTED] londonlegacy.co.uk>; s40 [REDACTED]
<s40 [REDACTED] pinsentmasons.com>; s40 [REDACTED] <s40 [REDACTED] pinsentmasons.com>
Subject: [EXTERNAL] RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40 [REDACTED]

Please find attached the relevant plans as requested. I have attached the prior approval ground floor plans including the previously approved ground floor plan showing the cycle storage and the original decision notice (condition 16 for cycle storage).

The prior approval was considered and decided in LLDC so the details are on LLDC website Please find below the link for the prior approvals in case you find it useful.

<http://planningregister.londonlegacy.co.uk/swift/apas/run/WPHAPPDETAIL.DisplayUrl?theApnID=19/00182/PNCOU&backURL=%3Ca%20href%3D%27wphappsearchres.displayResultsURL%3FResultID%3D1552266%2526startIndex%3D0%2526SortOrder%3DAPNID%2526DispResultsAs%3DWPHAPPSEARCHRES%2526BackURL%3D%27%3Esearch%20Results%3C%2Fa%3E>

Kind regards

s40 [REDACTED]

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9

5 Endeavour Square

Stratford London. E20 1JN

Mobile: s40 [REDACTED]

Email: s40 [REDACTED] [londonlegacy.co.uk](mailto:s40@londonlegacy.co.uk)

Web: www.queenelizabetholympicpark.co.uk/planning-authority

The LLDC Planning Policy & Decisions Team (PPDT) will cease its function as local planning authority for the LLDC area from **midnight on the 30th November 2024**. The statutory responsibility will then be handed back to the relevant local authorities. For up to date information please see PPDT's dedicated **Transfer of Planning Powers webpage** - <https://www.queenelizabetholympicpark.co.uk/planning-authority/transfer-of-planning-powers>.



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From: s40 [REDACTED] <s40 [REDACTED] pinsentmasons.com>

Sent: Thursday, August 31, 2023 3:38 PM

To: s40 [REDACTED] <s40 [REDACTED] pinsentmasons.com>; s40 [REDACTED]

<s40 [redacted] londonlegacy.co.uk>
Cc: s40 [redacted] <s40 [redacted] londonlegacy.co.uk>; s40 [redacted]
<s40 [redacted] pinsentmasons.com>; s40 [redacted] <s40 [redacted] pinsentmasons.com>
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40 [redacted]

Sorry for the further request, please could you also send over the PP decision notice? I can't get a copy of this from Newham's planning portal.

Thanks

s40 [redacted]
Associate
☎ s40 [redacted]
📱 s40 [redacted]



For Pinsent Masons LLP

Pinsent Masons supports agile working, so please don't feel you need to respond to this email outside your working hours.

From: s40 [redacted]
Sent: Thursday, August 31, 2023 12:04 PM
To: s40 [redacted] <s40 [redacted] pinsentmasons.com>; s40 [redacted]
<s40 [redacted] londonlegacy.co.uk>
Cc: s40 [redacted] <s40 [redacted] londonlegacy.co.uk>; s40 [redacted]
<s40 [redacted] pinsentmasons.com>; s40 [redacted] <s40 [redacted] pinsentmasons.com>
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40 [redacted]

Please could you kindly send over the "Proposed Plans prepared by JDW Architects – drawing number jw926-105" referred to in the prior approval decision? It'd be helpful to review these plans before we provide the advice and I've not been able to locate them on the planning portal.

Thanks

s40 [redacted]
Associate
☎ s40 [redacted]
📱 s40 [redacted]



For Pinsent Masons LLP

Pinsent Masons supports agile working, so please don't feel you need to respond to this email outside your working hours.

From: s40 [redacted]
Sent: Tuesday, August 29, 2023 9:46 AM
To: s40 [redacted] <s40 [redacted] pinsentmasons.com>; s40 [redacted]
<s40 [redacted] londonlegacy.co.uk>
Cc: s40 [redacted] <s40 [redacted] londonlegacy.co.uk>; s40 [redacted]
<s40 [redacted] pinsentmasons.com>; s40 [redacted] <s40 [redacted] pinsentmasons.com>

Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi [REDACTED]

Just by way of update, we'll be in touch on this query as soon as possible this week.

Thanks

[REDACTED]

[REDACTED]
Associate

☎ +[REDACTED]

📱 +[REDACTED]

For Pinsent Masons LLP

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From: [REDACTED] <[REDACTED]@pinsentmasons.com>

Sent: Wednesday, August 16, 2023 10:14 PM

To: [REDACTED] <[REDACTED]@londonlegacy.co.uk>

Cc: [REDACTED] <[REDACTED]@londonlegacy.co.uk>; [REDACTED] <[REDACTED]@pinsentmasons.com>; [REDACTED] <[REDACTED]@pinsentmasons.com>; [REDACTED] <[REDACTED]@pinsentmasons.com>

Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi [REDACTED] I am away on annual leave for two weeks as of tomorrow but I copy in my colleagues [REDACTED] [REDACTED] and [REDACTED] and one of them will be able to look into this for you.

Kind regards

[REDACTED]

Partner
for Pinsent Masons LLP

D: +44 20 [REDACTED] M: +44 [REDACTED]

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From: [REDACTED] <[REDACTED]@londonlegacy.co.uk>

Sent: Wednesday, August 16, 2023 3:44 PM

To: [REDACTED] <[REDACTED]@pinsentmasons.com>

Cc: [REDACTED] <[REDACTED]@londonlegacy.co.uk>

Subject: [EXTERNAL] FW: Central House, 32- 66 High Street Stratford, E15

Dear [REDACTED]

Hope you are well, please we would be needing your advice on a prior approval that seem to have gone wrong regarding the property at the above subject address. The approved ground floor plan for Planning the application P/99/1054 (Newham Council) show a cycle storage which was conditioned to be strictly used by the residential part of the development, however the prior approvals with ref 16/00377/PNCOU and 19/00009/PNCOU (LLDC) proposed to convert the whole ground floor office spaces including the cycle

storage to residential flats and it was granted. It is noted that both prior approval applications did not include the existing floor plans which would have shown the cycle storage space, but the application was validated.

We now have a neighbour complaint about the cycle storage being converted to flats. Please see the trail of emails below for full details.

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9

5 Endeavour Square

Stratford London. E20 1JN

Mobile: s40

Email: s40 [londonlegacy.co.uk](mailto:s40@londonlegacy.co.uk)

Web: www.queenelizabetholympicpark.co.uk/planning-authority

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From: s40 <s40@gmail.com>

Sent: Monday, August 14, 2023 9:12 PM

To: s40 <s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>

Subject: Re: Central House, 32- 66 High Street Stratford, E15

Thanks for sending this through s40

It makes very interesting reading. Clearly when they applied in 2016 and in 2019 they didn't declare the cycle parking area as being in residential use. What is also interesting is condition 16 of the original consent for the conversion of the building into residential use. You will note that it says the cycle parking area should be retained for residential use.

This renders the 2 prior approvals as invalid (in my opinion).

I can try and dig up the relevant case law, but essentially prior approvals are asking the Council whether the information provided to them is a permitted development. The Local Planning Authority is making a decision based on the information submitted to them. If the information is incorrect (which we believe to be the case here), then they cannot rely on the decision made by the Local Planning Authority (to grant Prior Approval). So essentially the entirety of the conversion is not a permitted development (the entire 17 flats),.What has been built is unlawful,.

The next question is do the flats become lawful by the 4 year rule?. Well the Prior Approval was granted in March 2019. Therefore we are in year 4 now. But I am guessing the flats were not completed straight away, as there was a ventilation condition that needed to be discharged, which would have delayed implementation. I couldn't find the details to discharge of this condition on the website, so unsure if they even applied to discharge it. In addition, we know the conversion of the cycle store has only just happened. Even then it is being used as Air B n B accommodation, so it could be argued that this is not even a C3 use but a C1 use. Again this would invalidate the Prior Approval.

Also, given the Condition relating the cycle store, it could be argued that 10 years applies (breach of condition) rather than the 4 years. Maybe one for the lawyers at LLDC to advise on?

But I suspect you may not want to get into these arguments and may want to issue the Enforcement Notice quite quickly to "stop the clock" on the 4 year argument.

Anyway, good luck with this. And thank you for involving me. I am only too glad to assist.

Regards,

s40

On Mon, 14 Aug 2023 at 13:47, s40 <s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email. The approved ground floor plan for Planning the application P/99/1054 (Newham Council) show the cycle storage and the approved prior approvals with ref 16/00377/PNCOU and 19/00009/PNCOU (LLDC) proposed to convert the cycle storage to residential flats.

I hope this is useful.

Kind regards

s40

From: s40 <s40@gmail.com>

Sent: Friday, August 11, 2023 10:16 PM

To: s40 <s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>

Subject: Re: Central House, 32- 66 High Street Stratford, E15

s40 thank you for your email.

The only attachment I had was a screenshot which identified the location of the cycle store. I have attached again, but I think this might not be needed as you have now apparently identified it from the approved drawings.

Incidentally, I tried searching for the relevant Prior Approvals on your website and nothing came up. Have you got the relevant reference numbers and I can see if I can assist you guys further with the legal planning status of what they have done.

Regards,

s40

On Thu, 10 Aug 2023 at 13:21, s40 <s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email regarding the property at the above subject address. The case has now been allocated to me, my principle and I have been looking into this planning history and we can see that the cycle storage as shown on the previously approved ground floor Plan with ref. no. 99.2857.222.4.k was included in the prior approval that was granted by LLDC. We have prioritise this case and would be investigating the planning history and update you very soon. Meanwhile kindly copy me when you email the requested details in the email below from the planning team.

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9

5 Endeavour Square

Stratford London. E20 1JN

Mobile: s40

Email: s40@londonlegacy.co.uk

Web: www.queenelizabetholympicpark.co.uk/planning-authority

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From: s40 <s40@londonlegacy.co.uk>
Sent: Thursday, August 10, 2023 11:54 AM
To: s40 <s40@londonlegacy.co.uk>
Cc: Planning Enquiries <planningenquiries@londonlegacy.co.uk>
Subject: FW: Central House, 32- 66 High Street Stratford, E15

Hi s40

See email below, he hasn't responded to us yet.

s40 when you receive the attachments from s40 please can you forward onto s40 who is managing the Enforcement.

Thanks

s40

From: Planning Enquiries
Sent: Wednesday, August 9, 2023 4:46 PM
To: s40 <s40@gmail.com>
Cc: Planning Enquiries <planningenquiries@londonlegacy.co.uk>
Subject: RE: Central House, 32- 66 High Street Stratford, E15

Hi s40

Thank you for your email, we have set up an Enforcement reference ENF/23/00018 to investigate this further. An officer will be allocated and be in touch.

In meantime, can you resend any attachments as we don't appear to have received them? Please note we have a limit of around 5MB, but you can send us a Wettransfer link if you prefer.

Thanks

s40

(he/him)

Planning Policy and Decisions Team

London Legacy Development Corporation
Level 9, 5 Endeavour Square
Stratford, London
E20 1JN

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From: s40 <s40@gmail.com>
Sent: Wednesday, August 2, 2023 1:31 PM
To: Planning Enquiries <planningenquiries@londonlegacy.co.uk>
Subject: Re: Central House, 32- 66 High Street Stratford, E15

Please can I have an update on this matter?

Many thanks

s40

On Sat, 29 Jul 2023, 09:27 s40 <s40@gmail.com> wrote:

Dear LLDC,

Please can you investigate this potential planning enforcement case.

I attach the plan I originally sent to Newham Council when I initially raised the matter with them.

Regards,

s40

----- Forwarded message -----

From: Planning Enforcement <Planning.Enforcement@newham.gov.uk>
Date: Mon, 17 Jul 2023 at 11:19
Subject: RE: Central House, 32- 66 High Street Stratford, E15
To: s40 <s40@gmail.com>
Cc: s40 <s40@onesource.co.uk>

Dear s40

Thank you for your email.

The address in question is located within The London Legacy Development Corporation Planning Authority area.

For this reason, you are required to contact The London Legacy Development Corporation directly.

Please find the link below:

<https://www.queenelizabetholympicpark.co.uk/planning-authority>

Regards,

s40 | Senior Planner
Inclusive Economy and Housing
London Borough of Newham
Newham Dockside | 1000 Dockside Road | London E16 2QU

People at the Heart of Everything We Do

*This email constitutes my professional opinion only, and does not act as a guarantee of planning permission or confirmation of lawfulness.

Newham Council has adopted an ambitious programme: Building a Fairer Newham.
[Read more here](#) and [watch here](#)

From: s40 <s40@gmail.com>

Sent: 14 July 2023 19:42

To: s40 <s40@oneSource.co.uk>; Planning Enforcement
<Planning.Enforcement@newham.gov.uk>

Subject: Fwd: Central House, 32- 66 High Street Stratford, E15

s40 as s40 has left, can you assist the Enforcement Team with this?

Many thanks,

s40

----- Forwarded message -----

From: s40 <s40@gmail.com>

Date: Fri, 14 Jul 2023 at 19:38

Subject: Central House, 32- 66 High Street Stratford, E15

To: <Planning.enforcement@newham.gov.uk>

Cc: s40 <s40@newham.gov.uk>

I wish to report a serious breach of planning control.

I cannot locate the relevant Prior Approval on your website, but I understand that Prior Approval was granted in the last 3 years for the conversion of the ground floor office (which used to be occupied by Barratt East London) into residential use under the previous Class O.

The conversion was carried out and the flats built.

It has since come to my attention that the Prior Approval also included an area on the ground floor identified for "cycle parking". This was in the process of being converted, when I realised that an error has occurred. This is because the cycle parking is in fact for residential use. It was never in office use. The cycle parking served the flats in the block.

Given this, the Prior Approval should have been refused if you were made aware of it. However, as the applicants were disingenuous with their Notification, it means the entire development (including all the flats on the ground floor that have been built) are unlawful.

Please can you look into this?

I have copied in s40 As you will need to liaise with her to appreciate the unauthorised nature of what has happened.

I also attach a screen shot to identify the ground floor flats and the cycle storage area.

Regards

s40

From: s40
To: s40 s40 s40
Cc: s40 s40
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]
Date: 04 September 2023 15:00:39
Attachments: [image001.png](#)
[image002.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image014.png](#)

Hi s40

Thank you for your email, I will update you as things move forward.

Regards

s40

From: s40 <s40@pinsentmasons.com>
Sent: Monday, September 4, 2023 2:25 PM
To: s40 <s40@londonlegacy.co.uk>; s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>
Cc: s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi both

Thanks for your time on the call earlier today.

As discussed, the immediate next step will be for LLDC to issue a PCN in respect of the apparent breach of planning control.

I note that the matters which appear to constitute the breach are:

- Non-compliance with condition 16 of the planning permission granted 20 April 2000 P/99/1054 – condition 16 provides that:
“the cycle parking spaces shown on the drawings hereby approved shall be provided before any dwelling is occupied and shall thereafter be permanently retained for use by occupiers of or visitors to the site”
[please enclose a copy of the relevant plan with the PCN]
- Unauthorised operational development consisting of the removal of the cycle store from the ground floor of the development as shown on the plan attached hereto.

I recommend (along with the standard questions) that the following information should be sought from the applicant:

- Please confirm when development of the building (as a whole) was:
 - Commenced;
 - Substantially completed; and
 - First occupied.
- Please confirm when works to remove the cycle store:
 - Commenced; and
 - Substantially completed.
- Please confirm which unit number has effectively replaced the area that was previously allocated as the cycle store.
- Please confirm if the relevant unit is in occupation and when occupation first commenced.
- Please confirm whether the cycle store has been provided in an alternative location.

Please let me know if you have any queries. If you could please send me the draft PCN once you've prepared

this I'd be happy to review before it gets sent out.

Thanks

s40

Associate

s40

s40

For Pinsent Masons LLP

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From: s40 <s40@londonlegacy.co.uk>
Sent: Friday, September 1, 2023 2:23 PM
To: s40 <s40@pinsentmasons.com>; s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>
Cc: s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: [EXTERNAL] RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Thanks s40 yes I agree a call is probably best to go through this initially!

s40 and I can do 11am if that works for you?

Thanks,

s40

From: s40 <s40@pinsentmasons.com>
Sent: Friday, September 1, 2023 2:20 PM
To: s40 <s40@londonlegacy.co.uk>; s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>
Cc: s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

Thank you – that's very helpful.

Given there's quite a lot of planning background to this, I think it'd be helpful for us to have a call to discuss before I provide the advice. Please let me know if you'd be available on Monday.

Thanks

s40

Associate

s40

s40



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For Pinsent Masons LLP

Pinsent Masons supports agile working, so please don't feel you need to respond to this email outside your working hours.

From: s40 <s40@londonlegacy.co.uk>
Sent: Friday, September 1, 2023 2:14 PM
To: s40 <s40@pinsentmasons.com>; s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>
Cc: s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: [EXTERNAL] RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

I think the issue is that the plans on Newham's website for the old scheme are jpeg documents rather than pdf so didn't convert properly.

The gf plan for the officer permission is here: https://pa.newham.gov.uk/online-applications/files/59B01F9D901FE151707CEC14ACE72F7E/01_0766--82373.jpg. This was from an amended application ref: 01/0766 (<https://pa.newham.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=ZZZYFIJYXC713>).

The original decision notice can be found here - <https://pa.newham.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=ZZZYFLJYXC401>.

s40 – I didn't realise there were multiple prior approval applications, can you check what the difference between them was and respond to s40 on that point please?

Hopefully you can access the links ok s40 – let me know.

Kind regards,

s40

From: s40 <s40@pinsentmasons.com>
Sent: Friday, September 1, 2023 2:04 PM
To: s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>
Cc: s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

I'm struggling to open the PDFs that I've re-attached to this email – they're opening as blank. From the titles of the PDFs, I'm not sure if either of these are the original decision notice.

Thanks for providing the link to the LLDC portal. I note that you've provided a link to 19/00182/PNCOU but in the instruction email reference is made to 19/00009/PNCOU. I assume then that 19/00182/PNCOU is a later prior approval, please could you kindly confirm?

Thanks

s40

s40
Associate

☎ s40

📱 s40

For Pinsent Masons LLP

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From: s40 <s40@londonlegacy.co.uk>
Sent: Friday, September 1, 2023 1:44 PM
To: s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Cc: s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: [EXTERNAL] RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

Please find attached the relevant plans as requested. I have attached the prior approval ground floor plans including the previously approved ground floor plan showing the cycle storage and the original decision notice (condition 16 for cycle storage).

The prior approval was considered and decided in LLDC so the details are on LLDC website Please find below the link for the prior approvals in case you find it useful.

<http://planningregister.londonlegacy.co.uk/swift/apas/run/WPHAPPDETAIL.DisplayUrl?theApnID=19/00182/PNCOU&backURL=%3Ca%20href%3D%27wphappsearchres.displayResultsURL%3FResultID%3D1552266%2526startIndex%3D0%2526SortOrder%3DAPNID%2526DispResultsAs%3DWPHAPPSEARCHRES%2526BackURL%3D%27%3ESearch%20Results%3C%2Fa%3E>

Kind regards

s40
Planning Development Manager - Planning Policy & Decisions Team
London Legacy Development Corporation
Level 9
5 Endeavour Square
Stratford London. E20 1JN
Mobile: s40
Email: s40@londonlegacy.co.uk
Web: www.queenelizabetholympicpark.co.uk/planning-authority

*The LLDC Planning Policy & Decisions Team (PPDT) will cease its function as local planning authority for the LLDC area from **midnight on the 30th November 2024**. The statutory responsibility will then be handed back to the relevant local authorities. For up to date information please see PPDT's dedicated **Transfer of Planning Powers webpage** - <https://www.queenelizabetholympicpark.co.uk/planning-authority/transfer-of-planning-powers>.*



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From: s40 <s40@pinsentmasons.com>
 Sent: Thursday, August 31, 2023 3:38 PM
 To: s40 <s40@pinsentmasons.com>; s40 <s40@londonlegacy.co.uk>
 Cc: s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
 Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

Sorry for the further request, please could you also send over the PP decision notice? I can't get a copy of this from Newham's planning portal.

Thanks

s40
Associate

📞 s40

📧 s40

For Pinsent Masons LLP

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From: s40
 Sent: Thursday, August 31, 2023 12:04 PM
 To: s40 <s40@pinsentmasons.com>; s40 <s40@londonlegacy.co.uk>
 Cc: s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
 Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

Please could you kindly send over the "Proposed Plans prepared by JDW Architects – drawing number jw926-105" referred to in the prior approval decision? It'd be helpful to review these plans before we provide the advice and I've not been able to locate them on the planning portal.

Thanks

s40

s40
Associate

☎ s40

📱 s40

For Pinsent Masons LLP

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A purpose-led professional services
business with law at the core

From: s40

Sent: Tuesday, August 29, 2023 9:46 AM

To: s40 <s40@pinsentmasons.com>; s40
<s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>; s40
<s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>

Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

Just by way of update, we'll be in touch on this query as soon as possible this week.

Thanks

s40

Associate

☎ s40

📱 s40

For Pinsent Masons LLP

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From: s40 <s40@pinsentmasons.com>

Sent: Wednesday, August 16, 2023 10:14 PM

To: s40 <s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>; s40
<s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>;
s40 <s40@pinsentmasons.com>

Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40 I am away on annual leave for two weeks as of tomorrow but I copy in my colleagues s40 s40 and s40 and one of them will be able to look into this for you.

Kind regards

s40
Partner
for Pinsent Masons LLP

D: +44 20 s40 M: +44 s40

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Ranked 'Most favoured law firm' by Thomson Reuters' UK Law Firm Brand Index 2021

Winner – 'Europe's Most Innovative Law Firm' at the Financial Times Innovative Lawyer Awards Europe 2020

Proud to be ranked a top ten employer in the Stonewall Top 100 Employers 2022 for the sixth consecutive year

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From: s40 <s40@londonlegacy.co.uk>
Sent: Wednesday, August 16, 2023 3:44 PM
To: s40 <s40@pinsentmasons.com>
Cc: s40 <s40@londonlegacy.co.uk>
Subject: [EXTERNAL] FW: Central House, 32- 66 High Street Stratford, E15

Dear s40

Hope you are well, please we would be needing your advice on a prior approval that seem to have gone wrong regarding the property at the above subject address. The approved ground floor plan for Planning the application P/99/1054 (Newham Council) show a cycle storage which was conditioned to be strictly used by the residential part of the development, however the prior approvals with ref 16/00377/PNCOU and 19/00009/PNCOU (LLDC) proposed to convert the whole ground floor office spaces including the cycle storage to residential flats and it was granted. It is noted that both prior approval applications did not include the existing floor plans which would have shown the cycle storage space, but the application was validated.

We now have a neighbour complaint about the cycle storage being converted to flats. Please see the trail of emails below for full details.

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9

5 Endeavour Square

Stratford London. E20 1JN

Mobile: s40

Email: s40@londonlegacy.co.uk

Web: www.queenelizabetholympicpark.co.uk/planning-authority

The LLDC Planning Policy & Decisions Team (PPDT) will cease its function as local planning authority for the LLDC area from **midnight on the 30th November 2024**. The statutory responsibility will then be handed back to the relevant local authorities. For up to date information please see PPDT's dedicated **Transfer of Planning Powers webpage** - <https://www.queenelizabetholympicpark.co.uk/planning-authority/transfer-of-planning-powers>.



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From: s40 <s40@gmail.com>
Sent: Monday, August 14, 2023 9:12 PM
To: s40 <s40@londonlegacy.co.uk>
Cc: s40 <s40@londonlegacy.co.uk>
Subject: Re: Central House, 32- 66 High Street Stratford, E15

Thanks for sending this through s40

It makes very interesting reading. Clearly when they applied in 2016 and in 2019 they didn't declare the cycle parking area as being in residential use. What is also interesting is condition 16 of the original consent for the conversion of the building into residential use. You will note that it says the cycle parking area should be retained for residential use.

This renders the 2 prior approvals as invalid (in my opinion).

I can try and dig up the relevant case law, but essentially prior approvals are asking the Council whether the information provided to them is a permitted development. The Local Planning Authority is making a decision based on the information submitted to them. If the information is incorrect (which we believe to be the case here), then they cannot rely on the decision made by the Local Planning Authority (to grant Prior Approval). So essentially the entirety of the conversion is not a permitted development (the entire 17 flats),.What has been built is unlawful,.

The next question is do the flats become lawful by the 4 year rule?. Well the Prior Approval was granted in March 2019. Therefore we are in year 4 now. But I am guessing the flats were not completed straight away, as there was a ventilation condition that needed to be discharged, which would have delayed implementation. I couldn't find the details to discharge of this condition on the website, so unsure if they even applied to discharge it. In addition, we know the conversion of the cycle store has only just happened. Even then it is being used as Air B n B accommodation, so it could be argued that this is not even a C3 use but a C1 use. Again this would invalidate the Prior Approval.

Also, given the Condition relating the cycle store, it could be argued that 10 years applies (breach of condition) rather than the 4 years. Maybe one for the lawyers at LLDC to advise on?

But I suspect you may not want to get into these arguments and may want to issue the Enforcement Notice quite quickly to "stop the clock" on the 4 year argument.

Anyway, good luck with this. And thank you for involving me. I am only too glad to assist.

Regards,

s40

On Mon, 14 Aug 2023 at 13:47, s40 <s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email. The approved ground floor plan for Planning the application P/99/1054 (Newham Council) show the cycle storage and the approved prior approvals with ref 16/00377/PNCOU and 19/00009/PNCOU (LLDC) proposed to convert the cycle storage to residential flats.

I hope this is useful.

Kind regards

s40

From: s40 <s40@gmail.com>

Sent: Friday, August 11, 2023 10:16 PM

To: s40 <s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>

Subject: Re: Central House, 32- 66 High Street Stratford, E15

s40 thank you for your email.

The only attachment I had was a screenshot which identified the location of the cycle store. I have attached again, but I think this might not be needed as you have now apparently identified it from the approved drawings.

Incidentally, I tried searching for the relevant Prior Approvals on your website and nothing came up. Have you got the relevant reference numbers and I can see if I can assist you guys further with the legal planning status of what they have done.

Regards,

s40

On Thu, 10 Aug 2023 at 13:21, s40 <s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email regarding the property at the above subject address. The case has now been allocated to me, my principle and I have been looking into this planning history and we can see that the cycle storage as shown on the previously approved ground floor Plan with ref. no. 99.2857.222.4.k was included in the prior approval that was granted by LLDC. We have prioritise this case and would be investigating the planning history and update you very soon.

Meanwhile kindly copy me when you email the requested details in the email below from the planning team.

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9

5 Endeavour Square

Stratford London. E20 1JN

Mobile: s40

Email: s40@londonlegacy.co.uk

Web: www.queenelizabetholympicpark.co.uk/planning-authority

The LLDC Planning Policy & Decisions Team (PPDT) will cease its function as local planning authority

for the LLDC area from **midnight on the 30th November 2024**. The statutory responsibility will then be handed back to the relevant local authorities. For up to date information please see PPDT's dedicated **Transfer of Planning Powers webpage** - <https://www.queenelizabetholympicpark.co.uk/planning-authority/transfer-of-planning-powers>.



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From: s40 <s40@londonlegacy.co.uk>
Sent: Thursday, August 10, 2023 11:54 AM
To: s40 <s40@londonlegacy.co.uk>
Cc: Planning Enquiries <planningenquiries@londonlegacy.co.uk>
Subject: FW: Central House, 32- 66 High Street Stratford, E15

Hi s40

See email below, he hasn't responded to us yet.

s40 when you receive the attachments from s40 please can you forward onto s40 who is managing the Enforcement.

Thanks

s40

From: Planning Enquiries
Sent: Wednesday, August 9, 2023 4:46 PM
To: s40 <s40@gmail.com>
Cc: Planning Enquiries <planningenquiries@londonlegacy.co.uk>
Subject: RE: Central House, 32- 66 High Street Stratford, E15

Hi s40

Thank you for your email, we have set up an Enforcement reference ENF/23/00018 to investigate this further. An officer will be allocated and be in touch.

In meantime, can you resend any attachments as we don't appear to have received them? Please note we have a limit of around 5MB, but you can send us a Wetransfer link if you prefer.

Thanks

s40

s40 (he/him)

Planning Policy and Decisions Team

London Legacy Development Corporation
Level 9, 5 Endeavour Square
Stratford, London
E20 1JN

The LLDC Planning Policy & Decisions Team (PPDT) will cease its function as local planning authority for the LLDC area from **midnight on the 30th November 2024. The statutory responsibility will then be handed back to the relevant local authorities. For up to date information please see PPDT's dedicated **Transfer of Planning Powers webpage** - <https://www.queenelizabetholympicpark.co.uk/planning-authority/transfer-of-planning-powers>.*



From: s40 <s40@gmail.com>
Sent: Wednesday, August 2, 2023 1:31 PM
To: Planning Enquiries <planningenquiries@londonlegacy.co.uk>
Subject: Re: Central House, 32- 66 High Street Stratford, E15

Please can I have an update on this matter?

Many thanks

s40

On Sat, 29 Jul 2023, 09:27 s40 <s40@gmail.com> wrote:

Dear LLDC,

Please can you investigate this potential planning enforcement case.

I attach the plan I originally sent to Newham Council when I initially raised the matter with them.

Regards,

s40

----- Forwarded message -----

From: Planning Enforcement <Planning.Enforcement@newham.gov.uk>
Date: Mon, 17 Jul 2023 at 11:19
Subject: RE: Central House, 32- 66 High Street Stratford, E15
To: s40 <s40@gmail.com>
Cc: s40 <s40@onesource.co.uk>

Dear s40

Thank you for your email.

The address in question is located within The London Legacy Development Corporation Planning Authority area.

For this reason, you are required to contact The London Legacy Development Corporation directly. Please find the link below:

<https://www.queenelizabetholympicpark.co.uk/planning-authority>

Regards,

s40 | Senior Planner
Inclusive Economy and Housing
London Borough of Newham
Newham Dockside | 1000 Dockside Road | London E16 2QU

People at the Heart of Everything We Do

*This email constitutes my professional opinion only, and does not act as a guarantee of planning permission or confirmation of lawfulness.

Newham Council has adopted an ambitious programme: **Building a Fairer Newham.**
[Read more here](#) and [watch here](#)

From: **s40** <**s40**@gmail.com>
Sent: 14 July 2023 19:42
To: **s40** <**s40**@oneSource.co.uk>; Planning Enforcement
<Planning.Enforcement@newham.gov.uk>
Subject: Fwd: Central House, 32- 66 High Street Stratford, E15

s40 as **s40** has left, can you assist the Enforcement Team with this?

Many thanks,

s40

----- Forwarded message -----

From: **s40** <**s40**@gmail.com>
Date: Fri, 14 Jul 2023 at 19:38
Subject: Central House, 32- 66 High Street Stratford, E15
To: <Planning.enforcement@newham.gov.uk>
Cc: <**s40**@newham.gov.uk>

I wish to report a serious breach of planning control.

I cannot locate the relevant Prior Approval on your website, but I understand that Prior Approval was granted in the last 3 years for the conversion of the ground floor office (which used to be occupied by Barratt East London) into residential use under the previous Class O.

The conversion was carried out and the flats built.

It has since come to my attention that the Prior Approval also included an area on the ground floor identified for "cycle parking". This was in the process of being converted, when I realised that an error has occurred. This is because the cycle parking is in fact for residential use. It was never in office use. The cycle parking served the flats in the block.

Given this, the Prior Approval should have been refused if you were made aware of it. However, as the applicants were disingenuous with their Notification, it means the entire development (including all the flats on the ground floor that have been built) are unlawful.

Please can you look into this?

I have copied in **s40** As you will need to liaise with her to appreciate the unauthorised nature of what has happened.

I also attach a screen shot to identify the ground floor flats and the cycle storage area.

Regards

s40

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www.queenelizabetholympicpark.co.uk

This email has been scanned by the Symantec Email Security.cloud service.

For more information please visit <http://www.symanteccloud.com>

From: s40
To: s40 s40 s40
Cc: s40 s40
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]
Date: 06 September 2023 11:33:18
Attachments: [image001.png](#)
[image002.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image014.png](#)

Thanks s40 – will get back to you with comments as soon as possible.

In the meantime, do you know whether the gym has been provided? It's shown on the original ground floor plan then the area is blank on the PA plan.

Thanks

s40
Associate

 s40

 s40

For Pinsent Masons LLP

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From: s40 <s40@londonlegacy.co.uk>
Sent: Wednesday, September 6, 2023 9:34 AM
To: s40 <s40@pinsentmasons.com>; s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>
Cc: s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: [EXTERNAL] RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Oh I am sorry about that. Please find attached the PCN

Regards

s40

From: s40 <s40@pinsentmasons.com>
Sent: Wednesday, September 6, 2023 9:14 AM
To: s40 <s40@londonlegacy.co.uk>; s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>
Cc: s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

Thanks for this. I can't see the PCN is attached though, please could you resend?

Thanks

s40
Associate



☎ s40

📱 s40

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For Pinsent Masons LLP

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From: s40 <s40@londonlegacy.co.uk>
Sent: Tuesday, September 5, 2023 8:39 PM
To: s40 <s40@pinsentmasons.com>; s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>
Cc: s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: [EXTERNAL] RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

Thank you for your time on Monday, please find attached the draft PCN for your perusal.

Regards

s40

From: s40 <s40@pinsentmasons.com>
Sent: Monday, September 4, 2023 2:25 PM
To: s40 <s40@londonlegacy.co.uk>; s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>
Cc: s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi both

Thanks for your time on the call earlier today.

As discussed, the immediate next step will be for LLDC to issue a PCN in respect of the apparent breach of planning control.

I note that the matters which appear to constitute the breach are:

- Non-compliance with condition 16 of the planning permission granted 20 April 2000 P/99/1054 – condition 16 provides that:
"the cycle parking spaces shown on the drawings hereby approved shall be provided before any dwelling is occupied and shall thereafter be permanently retained for use by occupiers of or visitors to the site"
[please enclose a copy of the relevant plan with the PCN]
- Unauthorised operational development consisting of the removal of the cycle store from the ground floor of the development as shown on the plan attached hereto.

I recommend (along with the standard questions) that the following information should be sought from the applicant:

- Please confirm when development of the building (as a whole) was:
 - Commenced;
 - Substantially completed; and
 - First occupied.
- Please confirm when works to remove the cycle store:
 - Commenced; and

- Substantially completed.
- Please confirm which unit number has effectively replaced the area that was previously allocated as the cycle store.
- Please confirm if the relevant unit is in occupation and when occupation first commenced.
- Please confirm whether the cycle store has been provided in an alternative location.

Please let me know if you have any queries. If you could please send me the draft PCN once you've prepared this I'd be happy to review before it gets sent out.

Thanks

s40

Associate

☎ s40

📱 s40

For Pinsent Masons LLP

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From: s40 <s40@londonlegacy.co.uk>
Sent: Friday, September 1, 2023 2:23 PM
To: s40 <s40@pinsentmasons.com>; s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>
Cc: s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: [EXTERNAL] RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Thanks s40 yes I agree a call is probably best to go through this initially!

s40 and I can do 11am if that works for you?

Thanks,

s40

From: s40 <s40@pinsentmasons.com>
Sent: Friday, September 1, 2023 2:20 PM
To: s40 <s40@londonlegacy.co.uk>; s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>
Cc: s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

Thank you – that's very helpful.

Given there's quite a lot of planning background to this, I think it'd be helpful for us to have a call to discuss before I provide the advice. Please let me know if you'd be available on Monday.

Thanks

s40

s40
Associate

☎ s40

📱 s40

For Pinsent Masons LLP

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From: s40 <s40@londonlegacy.co.uk>
Sent: Friday, September 1, 2023 2:14 PM
To: s40 <s40@pinsentmasons.com>; s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>
Cc: s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: [EXTERNAL] RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

I think the issue is that the plans on Newham's website for the old scheme are jpeg documents rather than pdf so didn't convert properly.

The gf plan for the officer permission is here: https://pa.newham.gov.uk/online-applications/files/59B01F9D901FE151707CEC14ACE72F7E/01_0766--82373.jpg. This was from an amended application ref: 01/0766 (<https://pa.newham.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=ZZYFIJYXC713>).

The original decision notice can be found here - <https://pa.newham.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=ZZYFLJYXC401>.

s40 – I didn't realise there were multiple prior approval applications, can you check what the difference between them was and respond to s40 on that point please?

Hopefully you can access the links ok s40 – let me know.

Kind regards,

s40

From: s40 <s40@pinsentmasons.com>
Sent: Friday, September 1, 2023 2:04 PM
To: s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>
Cc: s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

I'm struggling to open the PDFs that I've re-attached to this email – they're opening as blank. From the titles of the PDFs, I'm not sure if either of these are the original decision notice.

Thanks for providing the link to the LLDC portal. I note that you've provided a link to 19/00182/PNCOU but in the instruction email reference is made to 19/00009/PNCOU. I assume then that 19/00182/PNCOU is a later prior approval, please could you kindly confirm?

Thanks

s40

Associate

s40

s40

For Pinsent Masons LLP

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From: s40 <s40@londonlegacy.co.uk>
Sent: Friday, September 1, 2023 1:44 PM
To: s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Cc: s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: [EXTERNAL] RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

Please find attached the relevant plans as requested. I have attached the prior approval ground floor plans including the previously approved ground floor plan showing the cycle storage and the original decision notice (condition 16 for cycle storage).

The prior approval was considered and decided in LLDC so the details are on LLDC website Please find below the link for the prior approvals in case you find it useful.

<http://planningregister.londonlegacy.co.uk/swift/apas/run/WPHAPPDETAIL.DisplayUrl?theApnID=19/00182/PNCOU&backURL=%3Ca%20href%3D%27wphappsearchres.displayResultsURL%3FResultID%3D1552266%2526StartIndex%3D0%2526SortOrder%3DAPNID%2526DispResultsAs%3DWPHAPPSEARCHRES%2526BackURL%3D%27%3ESearch%20Results%3C%2Fa%3E>

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9

5 Endeavour Square

Stratford London. E20 1JN

Mobile: s40

Email: s40@londonlegacy.co.uk

Web: www.queenelizabetholympicpark.co.uk/planning-authority

The LLDC Planning Policy & Decisions Team (PPDT) will cease its function as local planning authority for the LLDC area from **midnight on the 30th November 2024**. The statutory responsibility will then be handed back to the relevant local authorities. For up to date information please see PPDT's dedicated **Transfer of**

Planning Powers webpage - <https://www.queenelizabetholympicpark.co.uk/planning-authority/transfer-of-planning-powers>.



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From: s40 <s40@pinsentmasons.com>
Sent: Thursday, August 31, 2023 3:38 PM
To: s40 <s40@pinsentmasons.com>; s40 <s40@londonlegacy.co.uk>
Cc: s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

Sorry for the further request, please could you also send over the PP decision notice? I can't get a copy of this from Newham's planning portal.

Thanks

s40
Associate

📞 s40

📱 s40

For Pinsent Masons LLP

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Pinsent Masons

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From: s40
Sent: Thursday, August 31, 2023 12:04 PM
To: s40 <s40@pinsentmasons.com>; s40 <s40@londonlegacy.co.uk>
Cc: s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

Please could you kindly send over the "Proposed Plans prepared by JDW Architects – drawing number jw926-105" referred to in the prior approval decision? It'd be helpful to review these plans before we provide the advice and I've not been able to locate them on the planning portal.

Thanks

s40

Associate

s40

s40

For Pinsent Masons LLP

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A purpose-led professional services business with law at the core

From: s40

Sent: Tuesday, August 29, 2023 9:46 AM

To: s40 <s40@pinsentmasons.com>; s40 <s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>

Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

Just by way of update, we'll be in touch on this query as soon as possible this week.

Thanks

s40

Associate

s40

s40

For Pinsent Masons LLP

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A purpose-led professional services business with law at the core

From: s40 <s40@pinsentmasons.com>

Sent: Wednesday, August 16, 2023 10:14 PM

To: s40 <s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>

Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40 I am away on annual leave for two weeks as of tomorrow but I copy in my colleagues s40 s40 and s40 and one of them will be able to look into this for you.

Kind regards

s40

Partner
for Pinsent Masons LLP

D: +44 20 s40 M: +44 s40

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Ranked 'Most favoured law firm' by Thomson Reuters' UK Law Firm Brand Index 2021

Winner – 'Europe's Most Innovative Law Firm' at the Financial Times Innovative Lawyer Awards Europe 2020

Proud to be ranked a top ten employer in the Stonewall Top 100 Employers 2022 for the sixth consecutive year

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From: s40 <s40@londonlegacy.co.uk>

Sent: Wednesday, August 16, 2023 3:44 PM

To: s40 <s40@pinsentmasons.com>

Cc: s40 <s40@londonlegacy.co.uk>

Subject: [EXTERNAL] FW: Central House, 32- 66 High Street Stratford, E15

Dear s40

Hope you are well, please we would be needing your advice on a prior approval that seem to have gone wrong regarding the property at the above subject address. The approved ground floor plan for Planning the application P/99/1054 (Newham Council) show a cycle storage which was conditioned to be strictly used by the residential part of the development, however the prior approvals with ref 16/00377/PNCOU and 19/00009/PNCOU (LLDC) proposed to convert the whole ground floor office spaces including the cycle storage to residential flats and it was granted. It is noted that both prior approval applications did not include the existing floor plans which would have shown the cycle storage space, but the application was validated.

We now have a neighbour complaint about the cycle storage being converted to flats. Please see the trail of emails below for full details.

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9

5 Endeavour Square

Stratford London. E20 1JN

Mobile: s40

Email: s40@londonlegacy.co.uk

Web: www.queenelizabetholympicpark.co.uk/planning-authority

The LLDC Planning Policy & Decisions Team (PPDT) will cease its function as local planning authority for the LLDC area from **midnight on the 30th November 2024**. The statutory responsibility will then be handed back to the relevant local authorities. For up to date information please see PPDT's dedicated **Transfer of Planning Powers webpage** - <https://www.queenelizabetholympicpark.co.uk/planning-authority/transfer-of-planning-powers>.



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From: s40 <s40@gmail.com>
Sent: Monday, August 14, 2023 9:12 PM
To: s40 <s40@londonlegacy.co.uk>
Cc: s40 <s40@londonlegacy.co.uk>
Subject: Re: Central House, 32- 66 High Street Stratford, E15

Thanks for sending this through s40

It makes very interesting reading. Clearly when they applied in 2016 and in 2019 they didn't declare the cycle parking area as being in residential use. What is also interesting is condition 16 of the original consent for the conversion of the building into residential use. You will note that it says the cycle parking area should be retained for residential use.

This renders the 2 prior approvals as invalid (in my opinion).

I can try and dig up the relevant case law, but essentially prior approvals are asking the Council whether the information provided to them is a permitted development. The Local Planning Authority is making a decision based on the information submitted to them. If the information is incorrect (which we believe to be the case here), then they cannot rely on the decision made by the Local Planning Authority (to grant Prior Approval). So essentially the entirety of the conversion is not a permitted development (the entire 17 flats),.What has been built is unlawful,.

The next question is do the flats become lawful by the 4 year rule?. Well the Prior Approval was granted in March 2019. Therefore we are in year 4 now. But I am guessing the flats were not completed straight away, as there was a ventilation condition that needed to be discharged, which would have delayed implementation. I couldn't find the details to discharge of this condition on the website, so unsure if they even applied to discharge it. In addition, we know the conversion of the cycle store has only just happened. Even then it is being used as Air B n B accommodation, so it could be argued that this is not even a C3 use but a C1 use. Again this would invalidate the Prior Approval.

Also, given the Condition relating the cycle store, it could be argued that 10 years applies (breach of condition) rather than the 4 years. Maybe one for the lawyers at LLDC to advise on?

But I suspect you may not want to get into these arguments and may want to issue the Enforcement Notice quite quickly to "stop the clock" on the 4 year argument.

Anyway, good luck with this. And thank you for involving me. I am only too glad to assist.

Regards,

s40

On Mon, 14 Aug 2023 at 13:47, s40 <s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email. The approved ground floor plan for Planning the application P/99/1054 (Newham Council) show the cycle storage and the approved prior approvals with ref 16/00377/PNCOU and 19/00009/PNCOU (LLDC) proposed to convert the cycle storage to residential flats.

I hope this is useful.

Kind regards

s40

From: s40 <s40@gmail.com>

Sent: Friday, August 11, 2023 10:16 PM

To: s40 <s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>

Subject: Re: Central House, 32- 66 High Street Stratford, E15

s40 thank you for your email.

The only attachment I had was a screenshot which identified the location of the cycle store. I have attached again, but I think this might not be needed as you have now apparently identified it from the approved drawings.

Incidentally, I tried searching for the relevant Prior Approvals on your website and nothing came up. Have you got the relevant reference numbers and I can see if I can assist you guys further with the legal planning status of what they have done.

Regards,

s40

On Thu, 10 Aug 2023 at 13:21, s40 <s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email regarding the property at the above subject address. The case has now been allocated to me, my principle and I have been looking into this planning history and we can see that the cycle storage as shown on the previously approved ground floor Plan with ref. no.

99.2857.222.4.k was included in the prior approval that was granted by LLDC. We have prioritise this case and would be investigating the planning history and update you very soon.

Meanwhile kindly copy me when you email the requested details in the email below from the planning team.

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9

5 Endeavour Square

Stratford London. E20 1JN

Mobile: s40
Email: s40 londonlegacy.co.uk
Web: www.queenelizabetholympicpark.co.uk/planning-authority

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From: s40 <s40 londonlegacy.co.uk>
Sent: Thursday, August 10, 2023 11:54 AM
To: s40 <s40 londonlegacy.co.uk>
Cc: Planning Enquiries <planningenquiries@londonlegacy.co.uk>
Subject: FW: Central House, 32- 66 High Street Stratford, E15

Hi s40

See email below, he hasn't responded to us yet.

s40 when you receive the attachments from s40 please can you forward onto s40 who is managing the Enforcement.

Thanks

s40

From: Planning Enquiries
Sent: Wednesday, August 9, 2023 4:46 PM
To: s40 <s40 gmail.com>
Cc: Planning Enquiries <planningenquiries@londonlegacy.co.uk>
Subject: RE: Central House, 32- 66 High Street Stratford, E15

Hi s40

Thank you for your email, we have set up an Enforcement reference ENF/23/00018 to investigate this further. An officer will be allocated and be in touch.

In meantime, can you resend any attachments as we don't appear to have received them? Please note we have a limit of around 5MB, but you can send us a Wettransfer link if you prefer.

Thanks

s40

(he/him)

Planning Policy and Decisions Team

London Legacy Development Corporation
Level 9, 5 Endeavour Square
Stratford, London
E20 1JN

The LLDC Planning Policy & Decisions Team (PPDT) will cease its function as local planning authority for the LLDC area from **midnight on the 30th November 2024. The statutory responsibility will then be handed back to the relevant local authorities. For up to date information please see PPDT's dedicated **Transfer of Planning Powers webpage** - <https://www.queenelizabetholympicpark.co.uk/planning-authority/transfer-of-planning-powers>.*



From: s40 <s40@gmail.com>

Sent: Wednesday, August 2, 2023 1:31 PM

To: Planning Enquiries <planningenquiries@londonlegacy.co.uk>

Subject: Re: Central House, 32- 66 High Street Stratford, E15

Please can I have an update on this matter?

Many thanks

s40

On Sat, 29 Jul 2023, 09:27 s40 <s40@gmail.com> wrote:

Dear LLDC,

Please can you investigate this potential planning enforcement case.

I attach the plan I originally sent to Newham Council when I initially raised the matter with them.

Regards,

s40

----- Forwarded message -----

From: Planning Enforcement <Planning.Enforcement@newham.gov.uk>

Date: Mon, 17 Jul 2023 at 11:19

Subject: RE: Central House, 32- 66 High Street Stratford, E15

To: s40 <s40@gmail.com>

Cc: s40 <s40@onesource.co.uk>

Dear s40

Thank you for your email.

The address in question is located within The London Legacy Development Corporation Planning Authority area.

For this reason, you are required to contact The London Legacy Development Corporation directly. Please find the link below:

<https://www.queenelizabetholympicpark.co.uk/planning-authority>

Regards,

s40 | Senior Planner
Inclusive Economy and Housing
London Borough of Newham
Newham Dockside | 1000 Dockside Road | London E16 2QU

People at the Heart of Everything We Do

*This email constitutes my professional opinion only, and does not act as a guarantee of planning permission or confirmation of lawfulness.

Newham Council has adopted an ambitious programme: **Building a Fairer Newham.**
[Read more here](#) and [watch here](#)

From: s40 <s40@gmail.com>

Sent: 14 July 2023 19:42

To: s40 <s40@oneSource.co.uk>; Planning Enforcement
<Planning.Enforcement@newham.gov.uk>

Subject: Fwd: Central House, 32- 66 High Street Stratford, E15

s40 as s40 has left, can you assist the Enforcement Team with this?

Many thanks,

s40

----- Forwarded message -----

From: s40 <s40@gmail.com>

Date: Fri, 14 Jul 2023 at 19:38

Subject: Central House, 32- 66 High Street Stratford, E15

To: <Planning.enforcement@newham.gov.uk>

Cc: s40 <s40@newham.gov.uk>

I wish to report a serious breach of planning control.

I cannot locate the relevant Prior Approval on your website, but I understand that Prior Approval was granted in the last 3 years for the conversion of the ground floor office (which used to be occupied by Barratt East London) into residential use under the previous Class O.

The conversion was carried out and the flats built.

It has since come to my attention that the Prior Approval also included an area on the ground floor identified for "cycle parking" . This was in the process of being converted, when I realised that an error has occurred. This is because the cycle parking is in fact for residential use. It was never in office use. The cycle parking served the flats in the block.

Given this, the Prior Approval should have been refused if you were made aware of it. However, as the applicants were disingenuous with their Notification, it means the entire development (including all the flats on the ground floor that have been built) are unlawful.

Please can you look into this?

I have copied in **s40** As you will need to liaise with her to appreciate the unauthorised nature of what has happened.

I also attach a screen shot to identify the ground floor flats and the cycle storage area.

Regards

s40

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For more information please visit <http://www.symanteccloud.com>

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www.queenelizabetholympicpark.co.uk

This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit <http://www.symanteccloud.com>

From: s40
To: s40
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]
Date: 15 September 2023 11:07:00
Attachments: [image001.png](#)
[image002.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image014.png](#)

Thank you s40

From: s40 <s40@pinsentmasons.com>
Sent: Tuesday, September 12, 2023 5:26 PM
To: s40 <s40@londonlegacy.co.uk>; s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>
Cc: s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

Apologies for the delay but please find attached a clean and comparison report of the PCN with our proposed amendments.

Please let me know if you'd like to discuss any of the changes.

Thanks

s40

Associate
☎ s40
📱 s40

For Pinsent Masons LLP

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From: s40 <s40@londonlegacy.co.uk>
Sent: Wednesday, September 6, 2023 9:34 AM
To: s40 <s40@pinsentmasons.com>; s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>
Cc: s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: [EXTERNAL] RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Oh I am sorry about that. Please find attached the PCN

Regards

s40

From: s40 <s40@pinsentmasons.com>
Sent: Wednesday, September 6, 2023 9:14 AM
To: s40 <s40@londonlegacy.co.uk>; s40

<s40 [REDACTED] londonlegacy.co.uk>; s40 [REDACTED] <s40 [REDACTED] pinsentmasons.com>
Cc: s40 [REDACTED] <s40 [REDACTED] pinsentmasons.com>; s40 [REDACTED]
<s40 [REDACTED] pinsentmasons.com>
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40 [REDACTED]

Thanks for this. I can't see the PCN is attached though, please could you resend?

Thanks

s40 [REDACTED]
Associate

📞 s40 [REDACTED]

📱 s40 [REDACTED]

For Pinsent Masons LLP

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From: s40 [REDACTED] <s40 [REDACTED] londonlegacy.co.uk>
Sent: Tuesday, September 5, 2023 8:39 PM
To: s40 [REDACTED] <s40 [REDACTED] pinsentmasons.com>; s40 [REDACTED]
<s40 [REDACTED] londonlegacy.co.uk>; s40 [REDACTED] <s40 [REDACTED] pinsentmasons.com>
Cc: s40 [REDACTED] <s40 [REDACTED] pinsentmasons.com>; s40 [REDACTED]
<s40 [REDACTED] pinsentmasons.com>
Subject: [EXTERNAL] RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40 [REDACTED]

Thank you for your time on Monday, please find attached the draft PCN for your perusal.

Regards

s40 [REDACTED]

From: s40 [REDACTED] <s40 [REDACTED] pinsentmasons.com>
Sent: Monday, September 4, 2023 2:25 PM
To: s40 [REDACTED] <s40 [REDACTED] londonlegacy.co.uk>; s40 [REDACTED]
<s40 [REDACTED] londonlegacy.co.uk>; s40 [REDACTED] <s40 [REDACTED] pinsentmasons.com>
Cc: s40 [REDACTED] <s40 [REDACTED] pinsentmasons.com>; s40 [REDACTED]
<s40 [REDACTED] pinsentmasons.com>
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi both

Thanks for your time on the call earlier today.

As discussed, the immediate next step will be for LLDC to issue a PCN in respect of the apparent breach of planning control.

I note that the matters which appear to constitute the breach are:

- Non-compliance with condition 16 of the planning permission granted 20 April 2000 P/99/1054 – condition 16 provides that:
"the cycle parking spaces shown on the drawings hereby approved shall be provided before any dwelling is occupied and shall thereafter be permanently retained for use by occupiers of or visitors to

the site”

[please enclose a copy of the relevant plan with the PCN]

- Unauthorised operational development consisting of the removal of the cycle store from the ground floor of the development as shown on the plan attached hereto.

I recommend (along with the standard questions) that the following information should be sought from the applicant:

- Please confirm when development of the building (as a whole) was:
 - Commenced;
 - Substantially completed; and
 - First occupied.
- Please confirm when works to remove the cycle store:
 - Commenced; and
 - Substantially completed.
- Please confirm which unit number has effectively replaced the area that was previously allocated as the cycle store.
- Please confirm if the relevant unit is in occupation and when occupation first commenced.
- Please confirm whether the cycle store has been provided in an alternative location.

Please let me know if you have any queries. If you could please send me the draft PCN once you’ve prepared this I’d be happy to review before it gets sent out.

Thanks

s40

Associate

s40

s40

For Pinsent Masons LLP

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From: s40 <s40@londonlegacy.co.uk>

Sent: Friday, September 1, 2023 2:23 PM

To: s40 <s40@pinsentmasons.com>; s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>

Cc: s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>

Subject: [EXTERNAL] RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Thanks s40 yes I agree a call is probably best to go through this initially!

s40 and I can do 11am if that works for you?

Thanks,

s40

From: s40 <s40@pinsentmasons.com>

Sent: Friday, September 1, 2023 2:20 PM

To: s40 <s40@londonlegacy.co.uk>; s40

<s40 [redacted] londonlegacy.co.uk>; s40 [redacted] <s40 [redacted] pinsentmasons.com>
Cc: s40 [redacted] <s40 [redacted] pinsentmasons.com>; s40 [redacted]
<s40 [redacted] pinsentmasons.com>
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40 [redacted]

Thank you – that’s very helpful.

Given there’s quite a lot of planning background to this, I think it’d be helpful for us to have a call to discuss before I provide the advice. Please let me know if you’d be available on Monday.

Thanks

s40 [redacted]

[redacted]
Associate

☎ s40 [redacted]

📱 s40 [redacted]

For Pinsent Masons LLP

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From: s40 [redacted] <s40 [redacted] londonlegacy.co.uk>
Sent: Friday, September 1, 2023 2:14 PM
To: s40 [redacted] <s40 [redacted] pinsentmasons.com>; s40 [redacted]
<s40 [redacted] londonlegacy.co.uk>; s40 [redacted] <s40 [redacted] pinsentmasons.com>
Cc: s40 [redacted] <s40 [redacted] pinsentmasons.com>; s40 [redacted]
<s40 [redacted] pinsentmasons.com>
Subject: [EXTERNAL] RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40 [redacted]

I think the issue is that the plans on Newham’s website for the old scheme are jpeg documents rather than pdf so didn’t convert properly.

The gf plan for the officer permission is here: https://pa.newham.gov.uk/online-applications/files/59B01F9D901FE151707CEC14ACE72F7E/01_0766--82373.jpg. This was from an amended application ref: 01/0766 (<https://pa.newham.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=ZZZYFIJYXC713>).

The original decision notice can be found here - <https://pa.newham.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=ZZZYFLJYXC401>.

s40 [redacted] – I didn’t realise there were multiple prior approval applications, can you check what the difference between them was and respond to s40 [redacted] on that point please?

Hopefully you can access the links ok s40 [redacted] – let me know.

Kind regards,

s40 [redacted]

From: s40 <s40@pinsentmasons.com>
Sent: Friday, September 1, 2023 2:04 PM
To: s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>
Cc: s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

I'm struggling to open the PDFs that I've re-attached to this email – they're opening as blank. From the titles of the PDFs, I'm not sure if either of these are the original decision notice.

Thanks for providing the link to the LLDC portal. I note that you've provided a link to 19/00182/PNCOU but in the instruction email reference is made to 19/00009/PNCOU. I assume then that 19/00182/PNCOU is a later prior approval, please could you kindly confirm?

Thanks

s40

Associate

☎ s40

📱 s40

For Pinsent Masons LLP

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From: s40 <s40@londonlegacy.co.uk>
Sent: Friday, September 1, 2023 1:44 PM
To: s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Cc: s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: [EXTERNAL] RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

Please find attached the relevant plans as requested. I have attached the prior approval ground floor plans including the previously approved ground floor plan showing the cycle storage and the original decision notice (condition 16 for cycle storage).

The prior approval was considered and decided in LLDC so the details are on LLDC website Please find below the link for the prior approvals in case you find it useful.

<http://planningregister.londonlegacy.co.uk/swift/apas/run/WPHAPPDETAIL.DisplayUrl?theApnID=19/00182/PNCOU&backURL=%3Ca%20href%3D%27wphappsearchres.displayResultsURL%3FResultID%3D1552266%2526StartIndex%3D0%2526SortOrder%3DAPNID%2526DispResultsAs%3DWPAPPSEARCHRES%2526BackURL%3D%27%3Esearch%20Results%3C%2Fa%3E>

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9

5 Endeavour Square

Stratford London. E20 1JN

Mobile: s40

Email: s40 [londonlegacy.co.uk](mailto:s40@londonlegacy.co.uk)

Web: www.queenelizabetholympicpark.co.uk/planning-authority

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From: s40 <s40@pinsentmasons.com>

Sent: Thursday, August 31, 2023 3:38 PM

To: s40 <s40@pinsentmasons.com>; s40 <s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>

Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

Sorry for the further request, please could you also send over the PP decision notice? I can't get a copy of this from Newham's planning portal.

Thanks

s40

Associate

☎ s40

📱 s40

For Pinsent Masons LLP

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From: s40
Sent: Thursday, August 31, 2023 12:04 PM
To: s40 <s40@pinsentmasons.com>; s40 <s40@londonlegacy.co.uk>
Cc: s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

Please could you kindly send over the "Proposed Plans prepared by JDW Architects – drawing number jw926-105" referred to in the prior approval decision? It'd be helpful to review these plans before we provide the advice and I've not been able to locate them on the planning portal.

Thanks

s40

Associate

☎ s40

📧 s40

For Pinsent Masons LLP

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From: s40
Sent: Tuesday, August 29, 2023 9:46 AM
To: s40 <s40@pinsentmasons.com>; s40 <s40@londonlegacy.co.uk>
Cc: s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

Just by way of update, we'll be in touch on this query as soon as possible this week.

Thanks

s40

Associate

☎ s40

📧 s40

For Pinsent Masons LLP

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From: s40 <s40@pinsentmasons.com>

Sent: Wednesday, August 16, 2023 10:14 PM

To: s40 <s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>

Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40 I am away on annual leave for two weeks as of tomorrow but I copy in my colleagues s40 s40 and s40 and one of them will be able to look into this for you.

Kind regards

s40
Partner
for Pinsent Masons LLP

D: +44 20 s40 M: +44 s40

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Proud to be ranked a top ten employer in the Stonewall Top 100 Employers 2022 for the sixth consecutive year

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From: s40 <s40@londonlegacy.co.uk>

Sent: Wednesday, August 16, 2023 3:44 PM

To: s40 <s40@pinsentmasons.com>

Cc: s40 <s40@londonlegacy.co.uk>

Subject: [EXTERNAL] FW: Central House, 32- 66 High Street Stratford, E15

Dear s40

Hope you are well, please we would be needing your advice on a prior approval that seem to have gone wrong regarding the property at the above subject address. The approved ground floor plan for Planning the application P/99/1054 (Newham Council) show a cycle storage which was conditioned to be strictly used by the residential part of the development, however the prior approvals with ref 16/00377/PNCOU and 19/00009/PNCOU (LLDC) proposed to convert the whole ground floor office spaces including the cycle storage to residential flats and it was granted. It is noted that both prior approval applications did not include the existing floor plans which would have shown the cycle storage space, but the application was validated.

We now have a neighbour complaint about the cycle storage being converted to flats. Please see the trail of emails below for full details.

Kind regards

s40
Planning Development Manager - Planning Policy & Decisions Team
London Legacy Development Corporation
Level 9
5 Endeavour Square
Stratford London. E20 1JN
Mobile: s40
Email: s40@londonlegacy.co.uk
Web: www.queenelizabetholympicpark.co.uk/planning-authority

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Planning Powers webpage - <https://www.queenelizabetholympicpark.co.uk/planning-authority/transfer-of-planning-powers>.



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From: s40 <s40@gmail.com>
Sent: Monday, August 14, 2023 9:12 PM
To: s40 <s40@londonlegacy.co.uk>
Cc: s40 <s40@londonlegacy.co.uk>
Subject: Re: Central House, 32- 66 High Street Stratford, E15

Thanks for sending this through s40

It makes very interesting reading. Clearly when they applied in 2016 and in 2019 they didn't declare the cycle parking area as being in residential use. What is also interesting is condition 16 of the original consent for the conversion of the building into residential use. You will note that it says the cycle parking area should be retained for residential use.

This renders the 2 prior approvals as invalid (in my opinion).

I can try and dig up the relevant case law, but essentially prior approvals are asking the Council whether the information provided to them is a permitted development. The Local Planning Authority is making a decision based on the information submitted to them. If the information is incorrect (which we believe to be the case here), then they cannot rely on the decision made by the Local Planning Authority (to grant Prior Approval). So essentially the entirety of the conversion is not a permitted development (the entire 17 flats),.What has been built is unlawful,.

The next question is do the flats become lawful by the 4 year rule?. Well the Prior Approval was granted in March 2019. Therefore we are in year 4 now. But I am guessing the flats were not completed straight away, as there was a ventilation condition that needed to be discharged, which would have delayed implementation. I couldn't find the details to discharge of this condition on the website, so unsure if they even applied to discharge it. In addition, we know the conversion of the cycle store has only just happened. Even then it is being used as Air B n B accommodation, so it could be argued that this is not even a C3 use but a C1 use. Again this would invalidate the Prior Approval.

Also, given the Condition relating the cycle store, it could be argued that 10 years applies (breach of condition) rather than the 4 years. Maybe one for the lawyers at LLDC to advise on?

But I suspect you may not want to get into these arguments and may want to issue the Enforcement

Notice quite quickly to "stop the clock" on the 4 year argument.

Anyway, good luck with this. And thank you for involving me. I am only too glad to assist.

Regards,

s40

On Mon, 14 Aug 2023 at 13:47, s40 <s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email. The approved ground floor plan for Planning the application P/99/1054 (Newham Council) show the cycle storage and the approved prior approvals with ref 16/00377/PNCOU and 19/00009/PNCOU (LLDC) proposed to convert the cycle storage to residential flats.

I hope this is useful.

Kind regards

s40

From: s40 <s40@gmail.com>

Sent: Friday, August 11, 2023 10:16 PM

To: s40 <s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>

Subject: Re: Central House, 32- 66 High Street Stratford, E15

s40 thank you for your email.

The only attachment I had was a screenshot which identified the location of the cycle store. I have attached again, but I think this might not be needed as you have now apparently identified it from the approved drawings.

Incidentally, I tried searching for the relevant Prior Approvals on your website and nothing came up. Have you got the relevant reference numbers and I can see if I can assist you guys further with the legal planning status of what they have done.

Regards,

s40

On Thu, 10 Aug 2023 at 13:21, s40 <s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email regarding the property at the above subject address. The case has now been allocated to me, my principle and I have been looking into this planning history and we can see

that the cycle storage as shown on the previously approved ground floor Plan with ref. no. 99.2857.222.4.k was included in the prior approval that was granted by LLDC. We have prioritise this case and would be investigating the planning history and update you very soon. Meanwhile kindly copy me when you email the requested details in the email below from the planning team.

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9

5 Endeavour Square

Stratford London. E20 1JN

Mobile: s40

Email: s40@londonlegacy.co.uk

Web: www.queenelizabetholympicpark.co.uk/planning-authority

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From: s40 <s40@londonlegacy.co.uk>

Sent: Thursday, August 10, 2023 11:54 AM

To: s40 <s40@londonlegacy.co.uk>

Cc: Planning Enquiries <planningenquiries@londonlegacy.co.uk>

Subject: FW: Central House, 32- 66 High Street Stratford, E15

Hi s40

See email below, he hasn't responded to us yet.

s40 when you receive the attachments from s40 please can you forward onto s40 who is managing the Enforcement.

Thanks

s40

From: Planning Enquiries
Sent: Wednesday, August 9, 2023 4:46 PM
To: s40 <s40@gmail.com>
Cc: Planning Enquiries <planningenquiries@londonlegacy.co.uk>
Subject: RE: Central House, 32- 66 High Street Stratford, E15

Hi s40

Thank you for your email, we have set up an Enforcement reference ENF/23/00018 to investigate this further. An officer will be allocated and be in touch.

In meantime, can you resend any attachments as we don't appear to have received them? Please note we have a limit of around 5MB, but you can send us a Wetransfer link if you prefer.

Thanks

s40

(he/him)
Planning Policy and Decisions Team
London Legacy Development Corporation
Level 9, 5 Endeavour Square
Stratford, London
E20 1JN

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From: s40 <s40@gmail.com>
Sent: Wednesday, August 2, 2023 1:31 PM
To: Planning Enquiries <planningenquiries@londonlegacy.co.uk>
Subject: Re: Central House, 32- 66 High Street Stratford, E15

Please can I have an update on this matter?

Many thanks

s40

On Sat, 29 Jul 2023, 09:27 s40 <s40@gmail.com> wrote:

Dear LLDC,

Please can you investigate this potential planning enforcement case.

I attach the plan I originally sent to Newham Council when I initially raised the matter with them.

Regards,

s40

----- Forwarded message -----

From: **Planning Enforcement** <Planning.Enforcement@newham.gov.uk>

Date: Mon, 17 Jul 2023 at 11:19

Subject: RE: Central House, 32- 66 High Street Stratford, E15

To: s40 <s40@gmail.com>

Cc: s40 <s40@onesource.co.uk>

Dear s40

Thank you for your email.

The address in question is located within The London Legacy Development Corporation Planning Authority area.

For this reason, you are required to contact The London Legacy Development Corporation directly. Please find the link below:

<https://www.queenelizabetholympicpark.co.uk/planning-authority>

Regards,

s40 | Senior Planner
Inclusive Economy and Housing
London Borough of Newham
Newham Dockside | 1000 Dockside Road | London E16 2QU

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*This email constitutes my professional opinion only, and does not act as a guarantee of planning permission or confirmation of lawfulness.

Newham Council has adopted an ambitious programme: Building a Fairer Newham.
[Read more here](#) and [watch here](#)

From: s40 <s40@gmail.com>

Sent: 14 July 2023 19:42

To: s40 <s40@oneSource.co.uk>; Planning Enforcement <Planning.Enforcement@newham.gov.uk>

Subject: Fwd: Central House, 32- 66 High Street Stratford, E15

s40 as s40 has left, can you assist the Enforcement Team with this?

Many thanks,

s40

----- Forwarded message -----

From: s40 <s40@gmail.com>

Date: Fri, 14 Jul 2023 at 19:38

Subject: Central House, 32- 66 High Street Stratford, E15

To: <Planning.enforcement@newham.gov.uk>

Cc: <s40 [REDACTED]@newham.gov.uk>

I wish to report a serious breach of planning control.

I cannot locate the relevant Prior Approval on your website, but I understand that Prior Approval was granted in the last 3 years for the conversion of the ground floor office (which used to be occupied by Barratt East London) into residential use under the previous Class O.

The conversion was carried out and the flats built.

It has since come to my attention that the Prior Approval also included an area on the ground floor identified for "cycle parking" . This was in the process of being converted, when I realised that an error has occurred. This is because the cycle parking is in fact for residential use. It was never in office use. The cycle parking served the flats in the block.

Given this, the Prior Approval should have been refused if you were made aware of it. However, as the applicants were disingenuous with their Notification, it means the entire development (including all the flats on the ground floor that have been built) are unlawful.

Please can you look into this?

I have copied in s40 [REDACTED] As you will need to liaise with her to appreciate the unauthorised nature of what has happened.

I also attach a screen shot to identify the ground floor flats and the cycle storage area.

Regards

s40 [REDACTED]

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From: [Catherine Smyth](#)
To: s40
Cc: s40
Subject: RE: Central House, 32- 66 High Street Stratford
Date: 18 September 2023 17:14:38
Attachments: [Planning Contravention Notice - Central House -SIGNED SEPT 2023.docx](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Many thanks s40

I've signed the PCN, assuming you needed that too.

Kind Regards

Catherine Smyth (*she/her*)

Head of Development Management, PPDT

Mobile: s40

From: s40 <s40@londonlegacy.co.uk>
Sent: Friday, September 15, 2023 11:17 AM
To: Catherine Smyth <CatherineSmyth@londonlegacy.co.uk>
Cc: s40 <s40@londonlegacy.co.uk>
Subject: Central House, 32- 66 High Street Stratford

Dear Catherine,

Hope you are well and enjoying the warm weather while it last...

Please find attached draft contravention notice for your perusal. s40 and I have worked on this case and we also consulted Pinsent for their advice too.

I have attached some emails for your information too.

Kind regards

s40

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9

5 Endeavour Square

Stratford London. E20 1JN

Mobile: s40

Email: s40@londonlegacy.co.uk

Web: www.queenelizabetholympicpark.co.uk/planning-authority

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From: s40
To: s40
Subject: RE: 32- 66 High Street Stratford, E15
Date: 19 September 2023 17:37:00
Attachments: [Planning Contravention Notice - Central House -SIGNED SEPT 2023.pdf](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Dear s40

Thank you for your email and time on the phone earlier. I have attached a planning contravention notice which would provide a bit more information regarding the alleged breach and require you on behalf of the landowner to provide some information.

Please I would need the landowner's address as I am required to send a copy of the PCN to them via post.

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9

5 Endeavour Square

Stratford London. E20 1JN

Mobile: s40

Email: s40 [londonlegacy.co.uk](mailto:s40@londonlegacy.co.uk)

Web: www.queenelizabetholympicpark.co.uk/planning-authority

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From: s40 <s40@allenplanning.co.uk>

Sent: Monday, August 14, 2023 5:24 PM

To: s40 <s40@londonlegacy.co.uk>

Subject: 32- 66 High Street Stratford, E15

Good afternoon s40 and many thanks to your e-mail

We did indeed act for the client in respect of the conversion of this building to residential under permitted development rights and I have just had a conversation with him albeit that he is on holiday and he confirms to me that the building has been converted strictly in accordance with the permission(s) granted and therefore I would be grateful if you would identify the type of complaint (obviously not the originator) in terms of the alleged breach of planning control.

Kindest regards

s40

Managing Director

The Old Fire Station Enterprise Centre, Salt Lane, Salisbury, Wiltshire. SP1 1DU

T +44 (0) s40

M +44 (0) s40

E s40@allenplanning.co.uk

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Registered Address: Moore Stephens (South) LLP, 33 The Clarendon Centre, Salisbury Business Park, Salisbury. SP1 2TJ

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From: s40
To: s40
Cc: s40
Subject: RE: Central House, 32- 66 High Street Stratford, E15
Date: 26 September 2023 13:30:30
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

Dear s40

Thank you for your email, I was away on annual leave on Friday. We have sent a contravention notice to the applicant via their agent, and they have acknowledged the receipt of the notice which they promise to respond to asap.

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9

5 Endeavour Square

Stratford London. E20 1JN

Mobile: s40

Email: s40 [londonlegacy.co.uk](mailto:s40@londonlegacy.co.uk)

Web: www.queenelizabetholympicpark.co.uk/planning-authority

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From: s40 <s40@gmail.com>
Sent: Friday, September 22, 2023 3:27 PM
To: s40 <s40@londonlegacy.co.uk>
Cc: s40 <s40@londonlegacy.co.uk>

Subject: Re: Central House, 32- 66 High Street Stratford, E15

Sorry to chase s40

But any updates please?

Many thanks,

s40

On Thu, 14 Sept 2023 at 19:17, s40 <s40@gmail.com> wrote:

Hi s40

Is there any update on how you are getting on?

Many thanks,

s40

On Tue, 15 Aug 2023 at 10:04, s40 <s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email. We are currently working on the way forward and would be discussing with our legal team for guidance. I will update you very soon.

Regards

s40

From: s40 <s40@gmail.com>

Sent: Monday, August 14, 2023 9:12 PM

To: s40 <s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>

Subject: Re: Central House, 32- 66 High Street Stratford, E15

Thanks for sending this through s40

It makes very interesting reading. Clearly when they applied in 2016 and in 2019 they didn't declare the cycle parking area as being in residential use. What is also interesting is condition 16 of the original consent for the conversion of the building into residential use. You will note that it says the cycle parking area should be retained for residential use.

This renders the 2 prior approvals as invalid (in my opinion).

I can try and dig up the relevant case law, but essentially prior approvals are asking the Council whether the information provided to them is a permitted development. The Local Planning Authority is making a decision based on the information submitted to them. If the information is incorrect (which we believe to be the case here), then they cannot rely on

the decision made by the Local Planning Authority (to grant Prior Approval). So essentially the entirety of the conversion is not a permitted development (the entire 17 flats),.What has been built is unlawful,.

The next question is do the flats become lawful by the 4 year rule?. Well the Prior Approval was granted in March 2019. Therefore we are in year 4 now. But I am guessing the flats were not completed straight away, as there was a ventilation condition that needed to be discharged, which would have delayed implementation. I couldn't find the details to discharge of this condition on the website, so unsure if they even applied to discharge it. In addition, we know the conversion of the cycle store has only just happened. Even then it is being used as Air B n B accommodation, so it could be argued that this is not even a C3 use but a C1 use. Again this would invalidate the Prior Approval.

Also, given the Condition relating the cycle store, it could be argued that 10 years applies (breach of condition) rather than the 4 years. Maybe one for the lawyers at LLDC to advise on?

But I suspect you may not want to get into these arguments and may want to issue the Enforcement Notice quite quickly to "stop the clock" on the 4 year argument.

Anyway, good luck with this. And thank you for involving me. I am only too glad to assist.

Regards,

s40

On Mon, 14 Aug 2023 at 13:47, s40 <s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email. The approved ground floor plan for Planning the application P/99/1054 (Newham Council) show the cycle storage and the approved prior approvals with ref 16/00377/PNCOU and 19/00009/PNCOU (LLDC) proposed to convert the cycle storage to residential flats.

I hope this is useful.

Kind regards

s40

From: s40 <s40@gmail.com>

Sent: Friday, August 11, 2023 10:16 PM

To: s40 <s40@londonlegacy.co.uk>
Cc: s40 <s40@londonlegacy.co.uk>
Subject: Re: Central House, 32- 66 High Street Stratford, E15

s40 thank you for your email.

The only attachment I had was a screenshot which identified the location of the cycle store. I have attached again, but I think this might not be needed as you have now apparently identified it from the approved drawings.

Incidentally, I tried searching for the relevant Prior Approvals on your website and nothing came up. Have you got the relevant reference numbers and I can see if I can assist you guys further with the legal planning status of what they have done.

Regards,

s40

On Thu, 10 Aug 2023 at 13:21, s40 <s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email regarding the property at the above subject address. The case has now been allocated to me, my principle and I have been looking into this planning history and we can see that the cycle storage as shown on the previously approved ground floor Plan with ref. no. 99.2857.222.4.k was included in the prior approval that was granted by LLDC. We have prioritise this case and would be investigating the planning history and update you very soon. Meanwhile kindly copy me when you email the requested details in the email below from the planning team.

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9

5 Endeavour Square

Stratford London. E20 1JN

Mobile: s40

Email: s40@londonlegacy.co.uk

Web: www.queenelizabetholympicpark.co.uk/planning-authority

*The LLDC Planning Policy & Decisions Team (PPDT) will cease its function as local planning authority for the LLDC area from **midnight on the 30th November 2024**. The statutory responsibility will then be handed back to the relevant local authorities. For up to date information please see PPDT's dedicated **Transfer of Planning Powers webpage** - <https://www.queenelizabetholympicpark.co.uk/planning->*

[authority/transfer-of-planning-powers.](#)

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-
-
-

From: [s40 <s40@londonlegacy.co.uk>](#)
Sent: Thursday, August 10, 2023 11:54 AM
To: [s40 <s40@londonlegacy.co.uk>](#)
Cc: [Planning Enquiries <planningenquiries@londonlegacy.co.uk>](#)
Subject: [FW: Central House, 32- 66 High Street Stratford, E15](#)

-
[Hi s40](#)

-
[See email below, he hasn't responded to us yet.](#)

-
[s40 when you receive the attachments from s40 please can you forward onto s40 who is managing the Enforcement.](#)

-
[Thanks](#)

[s40](#)

-

From: [Planning Enquiries](#)
Sent: [Wednesday, August 9, 2023 4:46 PM](#)
To: [s40 <s40@gmail.com>](#)
Cc: [Planning Enquiries <planningenquiries@londonlegacy.co.uk>](#)
Subject: [RE: Central House, 32- 66 High Street Stratford, E15](#)

-
[Hi s40](#)

-
[Thank you for your email, we have set up an Enforcement reference ENF/23/00018 to investigate this further. An officer will be allocated and be in touch.](#)

-
[In meantime, can you resend any attachments as we don't appear to have received them? Please note we have a limit of around 5MB, but you can send us a Wettransfer link if you prefer.](#)

-
[Thanks](#)

[s40](#)

-

[\(he/him\)](#)

[Planning Policy and Decisions Team](#)

[London Legacy Development Corporation](#)

[Level 9, 5 Endeavour Square](#)

[Stratford, London](#)

[E20 1JN](#)

-
*[*The LLDC Planning Policy & Decisions Team \(PPDT\) will cease its function as local planning authority for the LLDC area from **midnight on the 30th November 2024**. The statutory responsibility will then be handed back to the relevant local authorities. For up to date information please see PPDT's dedicated **Transfer of Planning Powers webpage - <https://www.queenelizabetholympicpark.co.uk/planning-authority/transfer-of-planning-powers>**.](#)*

-
-
-
-

From: [s40 <s40@gmail.com>](#)

Sent: Wednesday, August 2, 2023 1:31 PM

To: Planning Enquiries <planningenquiries@londonlegacy.co.uk>

Subject: Re: Central House, 32- 66 High Street Stratford, E15

-
[Please can I have an update on this matter?](#)

-
[Many thanks](#)

-
[s40](#)

-
[On Sat, 29 Jul 2023, 09:27 s40 <s40@gmail.com> wrote:](#)

[Dear LLDC,](#)

-
[Please can you investigate this potential planning enforcement case.](#)

-
[I attach the plan I originally sent to Newham Council when I initially raised the matter with them.](#)

-
[Regards,](#)

-
[s40](#)

[----- Forwarded message -----](#)

[From: **Planning Enforcement** <\[Planning.Enforcement@newham.gov.uk\]\(mailto:Planning.Enforcement@newham.gov.uk\)>](#)

[Date: Mon, 17 Jul 2023 at 11:19](#)

[Subject: RE: Central House, 32- 66 High Street Stratford, E15](#)

[To: \[s40 <s40@gmail.com>\]\(#\)](#)

[Cc: \[s40 <s40@onesource.co.uk>\]\(#\)](#)

-
[Dear \[s40\]\(#\)](#)

-
[Thank you for your email.](#)

-
[The address in question is located within The London Legacy Development](#)

[Corporation Planning Authority area.](#)

-
[For this reason, you are required to contact The London Legacy Development Corporation directly. Please find the link below:](#)

<https://www.queenelizabetholympicpark.co.uk/planning-authority>

-
[Regards.](#)

-
[s40](#) | Senior Planner

[Inclusive Economy and Housing](#)

[London Borough of Newham](#)

[Newham Dockside | 1000 Dockside Road | London E16 2QU](#)

-
[People at the Heart of Everything We Do](#)

-
[*This email constitutes my professional opinion only, and does not act as a guarantee of planning permission or confirmation of lawfulness.](#)

-
[Newham Council has adopted an ambitious programme: Building a Fairer Newham. Read more here and watch here](#)

-
[From: s40 <s40@gmail.com>](#)

[Sent: 14 July 2023 19:42](#)

[To: s40 <s40@oneSource.co.uk>; Planning Enforcement <Planning.Enforcement@newham.gov.uk>](#)

[Subject: Fwd: Central House, 32- 66 High Street Stratford, E15](#)

-
[s40 as s40 has left, can you assist the Enforcement Team with this?](#)

-
[Many thanks.](#)

-
[s40](#)

----- Forwarded message -----

[From: s40 <s40@gmail.com>](#)

[Date: Fri, 14 Jul 2023 at 19:38](#)

[Subject: Central House, 32- 66 High Street Stratford, E15](#)

[To: <Planning.enforcement@newham.gov.uk>](#)

[Cc: s40@newham.gov.uk](#)

-
[I wish to report a serious breach of planning control.](#)

-
[I cannot locate the relevant Prior Approval on your website, but I understand that Prior Approval was granted in the last 3 years for the conversion of the ground floor office \(which used to be occupied by Barratt East London\) into residential use under the previous Class O.](#)

-
[The conversion was carried out and the flats built.](#)

-
[It has since come to my attention that the Prior Approval also included an area on](#)

[the ground floor identified for "cycle parking". This was in the process of being converted, when I realised that an error has occurred. This is because the cycle parking is in fact for residential use. It was never in office use. The cycle parking served the flats in the block.](#)

-
[Given this, the Prior Approval should have been refused if you were made aware of it. However, as the applicants were disingenuous with their Notification, it means the entire development \(including all the flats on the ground floor that have been built\) are unlawful.](#)

-
[Please can you look into this?](#)

-
[I have copied in s40 \[REDACTED\]. As you will need to liaise with her to appreciate the unauthorised nature of what has happened.](#)

-
[I also attach a screen shot to identify the ground floor flats and the cycle storage area.](#)

-
[Regards](#)

-
[s40](#)

-

-

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From: s40
To: s40
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]
Date: 06 December 2023 11:06:00
Attachments: [image001.png](#)
[image002.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image014.png](#)

Hello s40

The letter was received since September but for some reason outlook separated it and it was in the "other" section of my emails so I didn't pick it up for a while.

Regards

s40

From: s40 <s40@pinsentmasons.com>
Sent: Friday, November 24, 2023 2:41 PM
To: s40 <s40@londonlegacy.co.uk>; s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>
Cc: s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

Further to my email below, please could you confirm when this letter was received? It is dated 20 September 2023 so I want to check whether this is correct, or whether they actually failed to respond within the timescales provided by the PCN.

More generally, s40 and I recommend that we now issue correspondence sent by PM (on behalf of LLDC) to note that the developer has failed to comply with the terms of the PCN. In accordance with s171D of the TCPA, it is a criminal offence and could result in a fine of £1,000 but continuing failure will constitute a further offence. We should then provide the developer with a further time period to provide the relevant information sought and note that if the information is not provided within the extended timescales, we'll seek to prosecute the developer in respect of the failure to comply.

Whether or not enforcement action is taken is at the LPA's discretion. The developer's views on the merits does not excuse its responsibility to respond to the PCN.

Once we've hopefully received responses to the PCN, we should consider potential outcome of any enforcement action at some point. There's a clear argument that taking enforcement action would not be in the public interest when the area that should have been cycle storage is now a residential dwelling. However, it is still worth us going back forcefully at this stage given the developer's resistance.

I'll prepare a draft of the letter and send this over as soon as possible but would welcome your response on the timings point and missing appendix query below.

Thanks

s40

Associate

☎ s40

📱 s40

For Pinsent Masons LLP



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From: s40
Sent: Thursday, November 23, 2023 4:04 PM
To: s40 <s40@londonlegacy.co.uk>; s40
<s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>
Cc: s40 <s40@pinsentmasons.com>; s40
<s40@pinsentmasons.com>
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

I'm well thank you and hope you are too.

I will take a look at this and get back to you as soon as possible. In the meantime, I note the letter refers to an appendix but I don't appear to have this – please could you kindly send over?

Thanks

s40
Associate

📞 s40

📱 s40

For Pinsent Masons LLP

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From: s40 <s40@londonlegacy.co.uk>
Sent: Tuesday, November 21, 2023 4:22 PM
To: s40 <s40@pinsentmasons.com>; s40
<s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>
Cc: s40 <s40@pinsentmasons.com>; s40
<s40@pinsentmasons.com>
Subject: [EXTERNAL] RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Dear s40

Hope you are well. I refer to the enforcement case regarding the above subject property (please previous emails below and attached PCN). The landowner's agent has responded stating that they do not agree that there is a breach of the planning condition and they have refused to complete the PCN. However, we believe that they have wilfully submitted the application in deception by not including the existing floor plans as approved previously and indicating that the whole floor is B1 use. Kindly advise how we can manage this situation, please find attached a copy of the PCN and their letter.

Kind regards

s40

From: s40 <s40@pinsentmasons.com>
Sent: Tuesday, September 12, 2023 5:26 PM
To: s40 <s40@londonlegacy.co.uk>; s40
<s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>
Cc: s40 <s40@pinsentmasons.com>; s40
<s40@pinsentmasons.com>

Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi [REDACTED]

Apologies for the delay but please find attached a clean and comparison report of the PCN with our proposed amendments.

Please let me know if you'd like to discuss any of the changes.

Thanks

[REDACTED]

[REDACTED]
Associate

[REDACTED]

[REDACTED]

For Pinsent Masons LLP

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From: [REDACTED] <[REDACTED]@londonlegacy.co.uk>

Sent: Wednesday, September 6, 2023 9:34 AM

To: [REDACTED] <[REDACTED]@pinsentmasons.com>; [REDACTED] <[REDACTED]@londonlegacy.co.uk>; [REDACTED] <[REDACTED]@pinsentmasons.com>

Cc: [REDACTED] <[REDACTED]@pinsentmasons.com>; [REDACTED] <[REDACTED]@pinsentmasons.com>

Subject: [EXTERNAL] RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Oh I am sorry about that. Please find attached the PCN

Regards

[REDACTED]

From: [REDACTED] <[REDACTED]@pinsentmasons.com>

Sent: Wednesday, September 6, 2023 9:14 AM

To: [REDACTED] <[REDACTED]@londonlegacy.co.uk>; [REDACTED] <[REDACTED]@londonlegacy.co.uk>; [REDACTED] <[REDACTED]@pinsentmasons.com>

Cc: [REDACTED] <[REDACTED]@pinsentmasons.com>; [REDACTED] <[REDACTED]@pinsentmasons.com>

Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi [REDACTED]

Thanks for this. I can't see the PCN is attached though, please could you resend?

Thanks

[REDACTED]
Associate

[REDACTED]

[REDACTED]



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For Pinsent Masons LLP

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From: s40 <s40@londonlegacy.co.uk>
Sent: Tuesday, September 5, 2023 8:39 PM
To: s40 <s40@pinsentmasons.com>; s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>
Cc: s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: [EXTERNAL] RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

Thank you for your time on Monday, please find attached the draft PCN for your perusal.

Regards

s40

From: s40 <s40@pinsentmasons.com>
Sent: Monday, September 4, 2023 2:25 PM
To: s40 <s40@londonlegacy.co.uk>; s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>
Cc: s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi both

Thanks for your time on the call earlier today.

As discussed, the immediate next step will be for LLDC to issue a PCN in respect of the apparent breach of planning control.

I note that the matters which appear to constitute the breach are:

- Non-compliance with condition 16 of the planning permission granted 20 April 2000 P/99/1054 – condition 16 provides that:
"the cycle parking spaces shown on the drawings hereby approved shall be provided before any dwelling is occupied and shall thereafter be permanently retained for use by occupiers of or visitors to the site"
[please enclose a copy of the relevant plan with the PCN]
- Unauthorised operational development consisting of the removal of the cycle store from the ground floor of the development as shown on the plan attached hereto.

I recommend (along with the standard questions) that the following information should be sought from the applicant:

- Please confirm when development of the building (as a whole) was:
 - Commenced;
 - Substantially completed; and
 - First occupied.
- Please confirm when works to remove the cycle store:
 - Commenced; and
 - Substantially completed.
- Please confirm which unit number has effectively replaced the area that was previously allocated as the cycle store.

Please confirm if the relevant unit is in occupation and when occupation first commenced.

- Please confirm whether the cycle store has been provided in an alternative location.

Please let me know if you have any queries. If you could please send me the draft PCN once you've prepared this I'd be happy to review before it gets sent out.

Thanks

s40

Associate

☎ s40

📱 s40

For Pinsent Masons LLP

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From: s40 <s40@londonlegacy.co.uk>
Sent: Friday, September 1, 2023 2:23 PM
To: s40 <s40@pinsentmasons.com>; s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>
Cc: s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: [EXTERNAL] RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Thanks s40 yes I agree a call is probably best to go through this initially!

s40 and I can do 11am if that works for you?

Thanks,

s40

From: s40 <s40@pinsentmasons.com>
Sent: Friday, September 1, 2023 2:20 PM
To: s40 <s40@londonlegacy.co.uk>; s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>
Cc: s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

Thank you – that's very helpful.

Given there's quite a lot of planning background to this, I think it'd be helpful for us to have a call to discuss before I provide the advice. Please let me know if you'd be available on Monday.

Thanks

s40

Associate



☎ s40
📱 s40

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For Pinsent Masons LLP

Pinsent Masons supports agile working, so please don't feel you need to respond to this email outside your working hours.

From: s40 <s40@londonlegacy.co.uk>
Sent: Friday, September 1, 2023 2:14 PM
To: s40 <s40@pinsentmasons.com>; s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>
Cc: s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: [EXTERNAL] RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

I think the issue is that the plans on Newham's website for the old scheme are jpeg documents rather than pdf so didn't convert properly.

The gf plan for the officer permission is here: https://pa.newham.gov.uk/online-applications/files/59B01F9D901FE151707CEC14ACE72F7E/01_0766--82373.jpg. This was from an amended application ref: 01/0766 (<https://pa.newham.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=ZZYFIJYXC713>).

The original decision notice can be found here - <https://pa.newham.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=ZZYFLJYXC401>.

s40 – I didn't realise there were multiple prior approval applications, can you check what the difference between them was and respond to s40 on that point please?

Hopefully you can access the links ok s40 – let me know.

Kind regards,

s40

From: s40 <s40@pinsentmasons.com>
Sent: Friday, September 1, 2023 2:04 PM
To: s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>
Cc: s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

I'm struggling to open the PDFs that I've re-attached to this email – they're opening as blank. From the titles of the PDFs, I'm not sure if either of these are the original decision notice.

Thanks for providing the link to the LLDC portal. I note that you've provided a link to 19/00182/PNCOU but in the instruction email reference is made to 19/00009/PNCOU. I assume then that 19/00182/PNCOU is a later prior approval, please could you kindly confirm?

Thanks

s40

Associate

s40

s40

For Pinsent Masons LLP

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business with law at the core

From: s40 <s40@londonlegacy.co.uk>
Sent: Friday, September 1, 2023 1:44 PM
To: s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Cc: s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: [EXTERNAL] RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

Please find attached the relevant plans as requested. I have attached the prior approval ground floor plans including the previously approved ground floor plan showing the cycle storage and the original decision notice (condition 16 for cycle storage).

The prior approval was considered and decided in LLDC so the details are on LLDC website Please find below the link for the prior approvals in case you find it useful.

<http://planningregister.londonlegacy.co.uk/swift/apas/run/WPHAPPDETAIL.DisplayUrl?theApnID=19/00182/PNCOU&backURL=%3Ca%20href%3D%27wphappsearchres.displayResultsURL%3FResultID%3D1552266%2526StartIndex%3D0%2526SortOrder%3DAPNID%2526DispResultsAs%3DWPHAPPSEARCHRES%2526BackURL%3D%27%3ESearch%20Results%3C%2Fa%3E>

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9

5 Endeavour Square

Stratford London. E20 1JN

Mobile: s40

Email: s40@londonlegacy.co.uk

Web: www.queenelizabetholympicpark.co.uk/planning-authority

*The LLDC Planning Policy & Decisions Team (PPDT) will cease its function as local planning authority for the LLDC area from **midnight on the 30th November 2024**. The statutory responsibility will then be handed back to the relevant local authorities. For up to date information please see PPDT's dedicated **Transfer of Planning Powers webpage** - <https://www.queenelizabetholympicpark.co.uk/planning-authority/transfer-of-planning-powers>.*



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From: s40 <s40@pinsentmasons.com>
 Sent: Thursday, August 31, 2023 3:38 PM
 To: s40 <s40@pinsentmasons.com>; s40 <s40@londonlegacy.co.uk>
 Cc: s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
 Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

Sorry for the further request, please could you also send over the PP decision notice? I can't get a copy of this from Newham's planning portal.

Thanks

s40
Associate

📞 s40

📧 s40

For Pinsent Masons LLP

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From: s40
 Sent: Thursday, August 31, 2023 12:04 PM
 To: s40 <s40@pinsentmasons.com>; s40 <s40@londonlegacy.co.uk>
 Cc: s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
 Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

Please could you kindly send over the "Proposed Plans prepared by JDW Architects – drawing number jw926-105" referred to in the prior approval decision? It'd be helpful to review these plans before we provide the advice and I've not been able to locate them on the planning portal.

Thanks

s40

s40
Associate

☎ s40

📱 s40

For Pinsent Masons LLP

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A purpose-led professional services
business with law at the core

From: s40

Sent: Tuesday, August 29, 2023 9:46 AM

To: s40 <s40@pinsentmasons.com>; s40
<s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>; s40
<s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>

Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

Just by way of update, we'll be in touch on this query as soon as possible this week.

Thanks

s40

Associate

☎ s40

📱 s40

For Pinsent Masons LLP

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A purpose-led professional services
business with law at the core

From: s40 <s40@pinsentmasons.com>

Sent: Wednesday, August 16, 2023 10:14 PM

To: s40 <s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>; s40
<s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>;
s40 <s40@pinsentmasons.com>

Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40 I am away on annual leave for two weeks as of tomorrow but I copy in my colleagues s40 s40 and s40 and one of them will be able to look into this for you.

Kind regards

s40
Partner
for Pinsent Masons LLP

D: +44 20 s40 M: +44 s40

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From: s40 <s40@londonlegacy.co.uk>

Sent: Wednesday, August 16, 2023 3:44 PM

To: s40 <s40@pinsentmasons.com>

Cc: s40 <s40@londonlegacy.co.uk>

Subject: [EXTERNAL] FW: Central House, 32- 66 High Street Stratford, E15

Dear s40

Hope you are well, please we would be needing your advice on a prior approval that seem to have gone wrong regarding the property at the above subject address. The approved ground floor plan for Planning the application P/99/1054 (Newham Council) show a cycle storage which was conditioned to be strictly used by the residential part of the development, however the prior approvals with ref 16/00377/PNCOU and 19/00009/PNCOU (LLDC) proposed to convert the whole ground floor office spaces including the cycle storage to residential flats and it was granted. It is noted that both prior approval applications did not include the existing floor plans which would have shown the cycle storage space, but the application was validated.

We now have a neighbour complaint about the cycle storage being converted to flats. Please see the trail of emails below for full details.

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9

5 Endeavour Square

Stratford London. E20 1JN

Mobile: s40

Email: s40@londonlegacy.co.uk

Web: www.queenelizabetholympicpark.co.uk/planning-authority

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From: s40 <s40@gmail.com>
Sent: Monday, August 14, 2023 9:12 PM
To: s40 <s40@londonlegacy.co.uk>
Cc: s40 <s40@londonlegacy.co.uk>
Subject: Re: Central House, 32- 66 High Street Stratford, E15

Thanks for sending this through s40

It makes very interesting reading. Clearly when they applied in 2016 and in 2019 they didn't declare the cycle parking area as being in residential use. What is also interesting is condition 16 of the original consent for the conversion of the building into residential use. You will note that it says the cycle parking area should be retained for residential use.

This renders the 2 prior approvals as invalid (in my opinion).

I can try and dig up the relevant case law, but essentially prior approvals are asking the Council whether the information provided to them is a permitted development. The Local Planning Authority is making a decision based on the information submitted to them. If the information is incorrect (which we believe to be the case here), then they cannot rely on the decision made by the Local Planning Authority (to grant Prior Approval). So essentially the entirety of the conversion is not a permitted development (the entire 17 flats),.What has been built is unlawful,.

The next question is do the flats become lawful by the 4 year rule?. Well the Prior Approval was granted in March 2019. Therefore we are in year 4 now. But I am guessing the flats were not completed straight away, as there was a ventilation condition that needed to be discharged, which would have delayed implementation. I couldn't find the details to discharge of this condition on the website, so unsure if they even applied to discharge it. In addition, we know the conversion of the cycle store has only just happened. Even then it is being used as Air B n B accommodation, so it could be argued that this is not even a C3 use but a C1 use. Again this would invalidate the Prior Approval.

Also, given the Condition relating the cycle store, it could be argued that 10 years applies (breach of condition) rather than the 4 years. Maybe one for the lawyers at LLDC to advise on?

But I suspect you may not want to get into these arguments and may want to issue the Enforcement Notice quite quickly to "stop the clock" on the 4 year argument.

Anyway, good luck with this. And thank you for involving me. I am only too glad to assist.

Regards,

s40

On Mon, 14 Aug 2023 at 13:47, s40 <s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email. The approved ground floor plan for Planning the application P/99/1054 (Newham Council) show the cycle storage and the approved prior approvals with ref 16/00377/PNCOU and 19/00009/PNCOU (LLDC) proposed to convert the cycle storage to residential flats.

I hope this is useful.

Kind regards

s40

From: s40 <s40@gmail.com>

Sent: Friday, August 11, 2023 10:16 PM

To: s40 <s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>

Subject: Re: Central House, 32- 66 High Street Stratford, E15

s40 thank you for your email.

The only attachment I had was a screenshot which identified the location of the cycle store. I have attached again, but I think this might not be needed as you have now apparently identified it from the approved drawings.

Incidentally, I tried searching for the relevant Prior Approvals on your website and nothing came up. Have you got the relevant reference numbers and I can see if I can assist you guys further with the legal planning status of what they have done.

Regards,

s40

On Thu, 10 Aug 2023 at 13:21, s40 <s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email regarding the property at the above subject address. The case has now been allocated to me, my principle and I have been looking into this planning history and we can see that the cycle storage as shown on the previously approved ground floor Plan with ref. no. 99.2857.222.4.k was included in the prior approval that was granted by LLDC. We have prioritise this case and would be investigating the planning history and update you very soon.

Meanwhile kindly copy me when you email the requested details in the email below from the planning team.

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9

5 Endeavour Square

Stratford London. E20 1JN

Mobile: s40

Email: s40@londonlegacy.co.uk

Web: www.queenelizabetholympicpark.co.uk/planning-authority

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for the LLDC area from **midnight on the 30th November 2024**. The statutory responsibility will then be handed back to the relevant local authorities. For up to date information please see PPDT's dedicated **Transfer of Planning Powers webpage** - <https://www.queenelizabetholympicpark.co.uk/planning-authority/transfer-of-planning-powers>.



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From: s40 <s40@londonlegacy.co.uk>
Sent: Thursday, August 10, 2023 11:54 AM
To: s40 <s40@londonlegacy.co.uk>
Cc: Planning Enquiries <planningenquiries@londonlegacy.co.uk>
Subject: FW: Central House, 32- 66 High Street Stratford, E15

Hi s40

See email below, he hasn't responded to us yet.

s40 when you receive the attachments from s40 please can you forward onto s40 who is managing the Enforcement.

Thanks

s40

From: Planning Enquiries
Sent: Wednesday, August 9, 2023 4:46 PM
To: s40 <s40@gmail.com>
Cc: Planning Enquiries <planningenquiries@londonlegacy.co.uk>
Subject: RE: Central House, 32- 66 High Street Stratford, E15

Hi s40

Thank you for your email, we have set up an Enforcement reference ENF/23/00018 to investigate this further. An officer will be allocated and be in touch.

In meantime, can you resend any attachments as we don't appear to have received them? Please note we have a limit of around 5MB, but you can send us a Wetransfer link if you prefer.

Thanks

s40

s40 (he/him)

Planning Policy and Decisions Team

London Legacy Development Corporation
Level 9, 5 Endeavour Square
Stratford, London
E20 1JN

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From: s40 <s40@gmail.com>
Sent: Wednesday, August 2, 2023 1:31 PM
To: Planning Enquiries <planningenquiries@londonlegacy.co.uk>
Subject: Re: Central House, 32- 66 High Street Stratford, E15

Please can I have an update on this matter?

Many thanks

s40

On Sat, 29 Jul 2023, 09:27 s40 <s40@gmail.com> wrote:

Dear LLDC,

Please can you investigate this potential planning enforcement case.

I attach the plan I originally sent to Newham Council when I initially raised the matter with them.

Regards,

s40

----- Forwarded message -----

From: Planning Enforcement <Planning.Enforcement@newham.gov.uk>
Date: Mon, 17 Jul 2023 at 11:19
Subject: RE: Central House, 32- 66 High Street Stratford, E15
To: s40 <s40@gmail.com>
Cc: s40 <s40@onesource.co.uk>

Dear s40

Thank you for your email.

The address in question is located within The London Legacy Development Corporation Planning Authority area.

For this reason, you are required to contact The London Legacy Development Corporation directly. Please find the link below:

<https://www.queenelizabetholympicpark.co.uk/planning-authority>

Regards,

s40 | Senior Planner
Inclusive Economy and Housing
London Borough of Newham
Newham Dockside | 1000 Dockside Road | London E16 2QU

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*This email constitutes my professional opinion only, and does not act as a guarantee of planning permission or confirmation of lawfulness.

Newham Council has adopted an ambitious programme: **Building a Fairer Newham**.
[Read more here](#) and [watch here](#)

From: **s40** <**s40**@gmail.com>
Sent: 14 July 2023 19:42
To: **s40** <**s40**@oneSource.co.uk>; Planning Enforcement
<Planning.Enforcement@newham.gov.uk>
Subject: Fwd: Central House, 32- 66 High Street Stratford, E15

s40 as **s40** has left, can you assist the Enforcement Team with this?

Many thanks,

s40

----- Forwarded message -----

From: **s40** <**s40**@gmail.com>
Date: Fri, 14 Jul 2023 at 19:38
Subject: Central House, 32- 66 High Street Stratford, E15
To: <Planning.enforcement@newham.gov.uk>
Cc: <**s40**@newham.gov.uk>

I wish to report a serious breach of planning control.

I cannot locate the relevant Prior Approval on your website, but I understand that Prior Approval was granted in the last 3 years for the conversion of the ground floor office (which used to be occupied by Barratt East London) into residential use under the previous Class O.

The conversion was carried out and the flats built.

It has since come to my attention that the Prior Approval also included an area on the ground floor identified for "cycle parking". This was in the process of being converted, when I realised that an error has occurred. This is because the cycle parking is in fact for residential use. It was never in office use. The cycle parking served the flats in the block.

Given this, the Prior Approval should have been refused if you were made aware of it. However, as the applicants were disingenuous with their Notification, it means the entire development (including all the flats on the ground floor that have been built) are unlawful.

Please can you look into this?

I have copied in **s40** As you will need to liaise with her to appreciate the unauthorised nature of what has happened.

I also attach a screen shot to identify the ground floor flats and the cycle storage area.

Regards

s40

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www.queenelizabetholympicpark.co.uk

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From: s40
To: [Catherine Smyth](mailto:Catherine.Smyth)
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]
Date: 06 December 2023 16:56:00
Attachments: [image001.png](#)
[image002.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image014.png](#)

Thank you Boss, everything is under control now. Yes, I have asked s40 to send the letter after speaking with s40 today.

Regards

s40

From: Catherine Smyth <CatherineSmyth@londonlegacy.co.uk>
Sent: Wednesday, December 6, 2023 4:54 PM
To: s40 <s40@londonlegacy.co.uk>
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

Hoping all is well at home after the pipe trouble.

I had a chat with s40 C earlier, and know you have discussed this matter with him since our messages yesterday. Happy for you to send the letter.

Kind Regards

Catherine Smyth (*she/her*)

Head of Development Management, PPDT

Mobile: s40

From: s40 <s40@londonlegacy.co.uk>
Sent: Tuesday, December 5, 2023 1:50 PM
To: Catherine Smyth <CatherineSmyth@londonlegacy.co.uk>
Subject: FW: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hello Boss

I am sorry I was away for some time as we had a busted pipe from the bathroom upstairs and there was water leaking so fast everywhere in the house. I panicked but eventually turned water off from the mains and it is under control now but there was lots of packing and mopping to do.

I wanted to ask your opinion about the attached letter, we received a complaint about converting the residential cycle park to flats and we realised although there was two PD change of use granted, the applications implied that the cycle storage was part of the B1 use however there is a condition in the initial approval stating that the cycle storage should be used by the residential flats alone. The prior approval applications didn't include the existing floor plans (we think the applicant did that deliberately) but the application was validated and approved.

We have consulted s40 at Pinsent and we she advised us to issue a PCN regarding the breached of planning condition but she refused to complete PCN instead they emailed us a letter stating that the Council approved change of use twice as such there was no breached of the planning condition and they

also stated that there are other cycle storages within the application site.

s40 has issued the attached letter on behalf of LLDC PPDT and want to know if we are happy to send it to them. I was hoping you can advise me since s40 is not available today.

Regards

s40

From: s40 <s40@pinsentmasons.com>
Sent: Monday, December 4, 2023 3:48 PM
To: s40 <s40@londonlegacy.co.uk>; s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>
Cc: s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

Please see the attached letter we've drafted to be sent to the developer. We propose that this comes from PM on LLDC's behalf given the legal consequences of their non-compliance.

Please let me know if you have any comments and if you could come back to me on the other points that'd be appreciated.

Thanks

s40
Associate

☎ s40

📱 s40

For Pinsent Masons LLP

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From: s40
Sent: Friday, November 24, 2023 2:41 PM
To: s40 <s40@londonlegacy.co.uk>; s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>
Cc: s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

Further to my email below, please could you confirm when this letter was received? It is dated 20 September 2023 so I want to check whether this is correct, or whether they actually failed to respond within the timescales provided by the PCN.

More generally, s40 and I recommend that we now issue correspondence sent by PM (on behalf of LLDC) to note that the developer has failed to comply with the terms of the PCN. In accordance with s171D of the TCPA, it is a criminal offence and could result in a fine of £1,000 but continuing failure will constitute a further offence. We should then provide the developer with a further time period to provide the relevant information sought and

note that if the information is not provided within the extended timescales, we'll seek to prosecute the developer in respect of the failure to comply.

Whether or not enforcement action is taken is at the LPA's discretion. The developer's views on the merits does not excuse its responsibility to respond to the PCN.

Once we've hopefully received responses to the PCN, we should consider potential outcome of any enforcement action at some point. There's a clear argument that taking enforcement action would not be in the public interest when the area that should have been cycle storage is now a residential dwelling. However, it is still worth us going back forcefully at this stage given the developer's resistance.

I'll prepare a draft of the letter and send this over as soon as possible but would welcome your response on the timings point and missing appendix query below.

Thanks

s40

Associate

s40

s40

For Pinsent Masons LLP

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From: s40

Sent: Thursday, November 23, 2023 4:04 PM

To: s40 <s40@londonlegacy.co.uk>; s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>

Cc: s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>

Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

I'm well thank you and hope you are too.

I will take a look at this and get back to you as soon as possible. In the meantime, I note the letter refers to an appendix but I don't appear to have this – please could you kindly send over?

Thanks

Associate

s40

s40

For Pinsent Masons LLP

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business with law at the core

From: s40 <s40@londonlegacy.co.uk>

Sent: Tuesday, November 21, 2023 4:22 PM

To: s40 <s40@pinsentmasons.com>; s40

<s40 [REDACTED] londonlegacy.co.uk>; s40 [REDACTED] <s40 [REDACTED] pinsentmasons.com>
Cc: s40 [REDACTED] <s40 [REDACTED] pinsentmasons.com>; s40 [REDACTED]
<s40 [REDACTED] pinsentmasons.com>
Subject: [EXTERNAL] RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Dear s40 [REDACTED]

Hope you are well. I refer to the enforcement case regarding the above subject property (please previous emails below and attached PCN). The landowner's agent has responded stating that they do not agree that there is a beached of the planning condition and they have refused to complete the PCN. However, we believe that they have wilfully submitted the application in deception by not including the existing floor plans as approved previously and indicating that the whole floor is B1 use. Kindly advise how we can manage this situation, please find attached a copy of the PCN and their letter.

Kind regards

s40 [REDACTED]

From: s40 [REDACTED] <s40 [REDACTED] pinsentmasons.com>
Sent: Tuesday, September 12, 2023 5:26 PM
To: s40 [REDACTED] <s40 [REDACTED] londonlegacy.co.uk>; s40 [REDACTED]
<s40 [REDACTED] londonlegacy.co.uk>; s40 [REDACTED] <s40 [REDACTED] pinsentmasons.com>
Cc: s40 [REDACTED] <s40 [REDACTED] pinsentmasons.com>; s40 [REDACTED]
<s40 [REDACTED] pinsentmasons.com>
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40 [REDACTED]

Apologies for the delay but please find attached a clean and comparison report of the PCN with our proposed amendments.

Please let me know if you'd like to discuss any of the changes.

Thanks

s40 [REDACTED]

[REDACTED]
Associate

📞 s40 [REDACTED]

📱 s40 [REDACTED]

For Pinsent Masons LLP

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**A purpose-led professional services
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From: s40 [REDACTED] <s40 [REDACTED] londonlegacy.co.uk>
Sent: Wednesday, September 6, 2023 9:34 AM
To: s40 [REDACTED] <s40 [REDACTED] pinsentmasons.com>; s40 [REDACTED]
<s40 [REDACTED] londonlegacy.co.uk>; s40 [REDACTED] <s40 [REDACTED] pinsentmasons.com>
Cc: s40 [REDACTED] <s40 [REDACTED] pinsentmasons.com>; s40 [REDACTED]
<s40 [REDACTED] pinsentmasons.com>
Subject: [EXTERNAL] RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Oh I am sorry about that. Please find attached the PCN

Regards

s40

From: s40 <s40@pinsentmasons.com>
Sent: Wednesday, September 6, 2023 9:14 AM
To: s40 <s40@londonlegacy.co.uk>; s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>
Cc: s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

Thanks for this. I can't see the PCN is attached though, please could you resend?

Thanks

s40
Associate

📞 s40

📱 s40

For Pinsent Masons LLP

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From: s40 <s40@londonlegacy.co.uk>
Sent: Tuesday, September 5, 2023 8:39 PM
To: s40 <s40@pinsentmasons.com>; s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>
Cc: s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: [EXTERNAL] RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

Thank you for your time on Monday, please find attached the draft PCN for your perusal.

Regards

s40

From: s40 <s40@pinsentmasons.com>
Sent: Monday, September 4, 2023 2:25 PM
To: s40 <s40@londonlegacy.co.uk>; s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>
Cc: s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi both

Thanks for your time on the call earlier today.

As discussed, the immediate next step will be for LLDC to issue a PCN in respect of the apparent breach of planning control.

I note that the matters which appear to constitute the breach are:

- Non-compliance with condition 16 of the planning permission granted 20 April 2000 P/99/1054 – condition 16 provides that:
"the cycle parking spaces shown on the drawings hereby approved shall be provided before any dwelling is occupied and shall thereafter be permanently retained for use by occupiers of or visitors to the site"
[please enclose a copy of the relevant plan with the PCN]
- Unauthorised operational development consisting of the removal of the cycle store from the ground floor of the development as shown on the plan attached hereto.

I recommend (along with the standard questions) that the following information should be sought from the applicant:

- Please confirm when development of the building (as a whole) was:
 - Commenced;
 - Substantially completed; and
 - First occupied.
- Please confirm when works to remove the cycle store:
 - Commenced; and
 - Substantially completed.
- Please confirm which unit number has effectively replaced the area that was previously allocated as the cycle store.
- Please confirm if the relevant unit is in occupation and when occupation first commenced.
- Please confirm whether the cycle store has been provided in an alternative location.

Please let me know if you have any queries. If you could please send me the draft PCN once you've prepared this I'd be happy to review before it gets sent out.

Thanks

s40

Associate

s40

s40

For Pinsent Masons LLP

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From: s40 <s40@londonlegacy.co.uk>
Sent: Friday, September 1, 2023 2:23 PM
To: s40 <s40@pinsentmasons.com>; s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>
Cc: s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: [EXTERNAL] RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Thanks s40 yes I agree a call is probably best to go through this initially!

s40 and I can do 11am if that works for you?

Thanks,

s40

From: s40 <s40@pinsentmasons.com>
Sent: Friday, September 1, 2023 2:20 PM
To: s40 <s40@londonlegacy.co.uk>; s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>
Cc: s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

Thank you – that’s very helpful.

Given there’s quite a lot of planning background to this, I think it’d be helpful for us to have a call to discuss before I provide the advice. Please let me know if you’d be available on Monday.

Thanks

s40

Associate

☎ s40

📱 s40

For Pinsent Masons LLP

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From: s40 <s40@londonlegacy.co.uk>
Sent: Friday, September 1, 2023 2:14 PM
To: s40 <s40@pinsentmasons.com>; s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>
Cc: s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: [EXTERNAL] RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

I think the issue is that the plans on Newham’s website for the old scheme are jpeg documents rather than pdf so didn’t convert properly.

The gf plan for the officer permission is here: https://pa.newham.gov.uk/online-applications/files/59B01F9D901FE151707CEC14ACE72F7E/01_0766--82373.jpg. This was from an amended application ref: 01/0766 (<https://pa.newham.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=ZZZYFIJYXC713>).

The original decision notice can be found here - <https://pa.newham.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=ZZZYFIJYXC401>.

s40 – I didn’t realise there were multiple prior approval applications, can you check what the difference between them was and respond to s40 on that point please?

Hopefully you can access the links ok [REDACTED] – let me know.

Kind regards,

[REDACTED]

From: [REDACTED] <[REDACTED]@pinsentmasons.com>
Sent: Friday, September 1, 2023 2:04 PM
To: [REDACTED] <[REDACTED]@londonlegacy.co.uk>; [REDACTED] <[REDACTED]@pinsentmasons.com>
Cc: [REDACTED] <[REDACTED]@londonlegacy.co.uk>; [REDACTED] <[REDACTED]@pinsentmasons.com>; [REDACTED] <[REDACTED]@pinsentmasons.com>
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi [REDACTED]

I'm struggling to open the PDFs that I've re-attached to this email – they're opening as blank. From the titles of the PDFs, I'm not sure if either of these are the original decision notice.

Thanks for providing the link to the LLDC portal. I note that you've provided a link to 19/00182/PNCOU but in the instruction email reference is made to 19/00009/PNCOU. I assume then that 19/00182/PNCOU is a later prior approval, please could you kindly confirm?

Thanks

[REDACTED]

[REDACTED]
Associate

[REDACTED]

[REDACTED]

For Pinsent Masons LLP

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From: [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Sent: Friday, September 1, 2023 1:44 PM
To: [REDACTED] <[REDACTED]@pinsentmasons.com>; [REDACTED] <[REDACTED]@pinsentmasons.com>
Cc: [REDACTED] <[REDACTED]@londonlegacy.co.uk>; [REDACTED] <[REDACTED]@pinsentmasons.com>; [REDACTED] <[REDACTED]@pinsentmasons.com>
Subject: [EXTERNAL] RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi [REDACTED]

Please find attached the relevant plans as requested. I have attached the prior approval ground floor plans including the previously approved ground floor plan showing the cycle storage and the original decision notice (condition 16 for cycle storage).

The prior approval was considered and decided in LLDC so the details are on LLDC website Please find below the link for the prior approvals in case you find it useful.

<http://planningregister.londonlegacy.co.uk/swift/apas/run/WPHAPPDETAIL.DisplayUrl?>

[theApnID=19/00182/PNCOU&backURL=%3Ca%20href%3D%27wphappsearchres.displayResultsURL%3FResultID%3D1552266%2526StartIndex%3D0%2526SortOrder%3DAPNID%2526DispResultsAs%3DWPAPPSEARCHRES%2526BackURL%3D%27%3ESearch%20Results%3C%2Fa%3E](https://www.queenelizabetholympicpark.co.uk/planning-authority/transfer-of-planning-powers)

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9

5 Endeavour Square

Stratford London. E20 1JN

Mobile: s40

Email: s40 [londonlegacy.co.uk](mailto:s40@londonlegacy.co.uk)

Web: www.queenelizabetholympicpark.co.uk/planning-authority

The LLDC Planning Policy & Decisions Team (PPDT) will cease its function as local planning authority for the LLDC area from **midnight on the 30th November 2024**. The statutory responsibility will then be handed back to the relevant local authorities. For up to date information please see PPDT's dedicated **Transfer of Planning Powers webpage** - <https://www.queenelizabetholympicpark.co.uk/planning-authority/transfer-of-planning-powers>.



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From: s40 <s40@pinsentmasons.com>

Sent: Thursday, August 31, 2023 3:38 PM

To: s40 <s40@pinsentmasons.com>; s40

<s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>; s40

<s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>

Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

Sorry for the further request, please could you also send over the PP decision notice? I can't get a copy of this from Newham's planning portal.

Thanks

s40

Associate

s40



☎ s40

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For Pinsent Masons LLP

Pinsent Masons supports agile working, so please don't feel you need to respond to this email outside your working hours.

From: s40
Sent: Thursday, August 31, 2023 12:04 PM
To: s40 <s40@pinsentmasons.com>; s40 <s40@londonlegacy.co.uk>
Cc: s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

Please could you kindly send over the "Proposed Plans prepared by JDW Architects – drawing number jw926-105" referred to in the prior approval decision? It'd be helpful to review these plans before we provide the advice and I've not been able to locate them on the planning portal.

Thanks

s40

Associate

☎ s40

☎ s40

For Pinsent Masons LLP

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business with law at the core

From: s40
Sent: Tuesday, August 29, 2023 9:46 AM
To: s40 <s40@pinsentmasons.com>; s40 <s40@londonlegacy.co.uk>
Cc: s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

Just by way of update, we'll be in touch on this query as soon as possible this week.

Thanks

s40

Associate

☎ s40

☎ s40



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For Pinsent Masons LLP

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From: s40 <s40@pinsentmasons.com>
Sent: Wednesday, August 16, 2023 10:14 PM
To: s40 <s40@londonlegacy.co.uk>
Cc: s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>

Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40 I am away on annual leave for two weeks as of tomorrow but I copy in my colleagues s40 s40 and s40 and one of them will be able to look into this for you.

Kind regards

s40
Partner
for Pinsent Masons LLP

D: +44 20 s40 M: +44 s40

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Proud to be ranked a top ten employer in the Stonewall Top 100 Employers 2022 for the sixth consecutive year

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From: s40 <s40@londonlegacy.co.uk>
Sent: Wednesday, August 16, 2023 3:44 PM
To: s40 <s40@pinsentmasons.com>
Cc: s40 <s40@londonlegacy.co.uk>
Subject: [EXTERNAL] FW: Central House, 32- 66 High Street Stratford, E15

Dear s40

Hope you are well, please we would be needing your advice on a prior approval that seem to have gone wrong regarding the property at the above subject address. The approved ground floor plan for Planning the application P/99/1054 (Newham Council) show a cycle storage which was conditioned to be strictly used by the residential part of the development, however the prior approvals with ref 16/00377/PNCOU and 19/00009/PNCOU (LLDC) proposed to convert the whole ground floor office spaces including the cycle storage to residential flats and it was granted. It is noted that both prior approval applications did not include the existing floor plans which would have shown the cycle storage space, but the application was validated.

We now have a neighbour complaint about the cycle storage being converted to flats. Please see the trail of emails below for full details.

Kind regards

s40
Planning Development Manager - Planning Policy & Decisions Team
London Legacy Development Corporation
Level 9
5 Endeavour Square
Stratford London. E20 1JN
Mobile: s40
Email: s40@londonlegacy.co.uk

Web: www.queenelizabetholympicpark.co.uk/planning-authority

The LLDC Planning Policy & Decisions Team (PPDT) will cease its function as local planning authority for the LLDC area from **midnight on the 30th November 2024**. The statutory responsibility will then be handed back to the relevant local authorities. For up to date information please see PPDT's dedicated **Transfer of Planning Powers webpage** - <https://www.queenelizabetholympicpark.co.uk/planning-authority/transfer-of-planning-powers>.



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From: s40 <s40@gmail.com>
Sent: Monday, August 14, 2023 9:12 PM
To: s40 <s40@londonlegacy.co.uk>
Cc: s40 <s40@londonlegacy.co.uk>
Subject: Re: Central House, 32- 66 High Street Stratford, E15

Thanks for sending this through s40

It makes very interesting reading. Clearly when they applied in 2016 and in 2019 they didn't declare the cycle parking area as being in residential use. What is also interesting is condition 16 of the original consent for the conversion of the building into residential use. You will note that it says the cycle parking area should be retained for residential use.

This renders the 2 prior approvals as invalid (in my opinion).

I can try and dig up the relevant case law, but essentially prior approvals are asking the Council whether the information provided to them is a permitted development. The Local Planning Authority is making a decision based on the information submitted to them. If the information is incorrect (which we believe to be the case here), then they cannot rely on the decision made by the Local Planning Authority (to grant Prior Approval). So essentially the entirety of the conversion is not a permitted development (the entire 17 flats),.What has been built is unlawful,.

The next question is do the flats become lawful by the 4 year rule?. Well the Prior Approval was granted in March 2019. Therefore we are in year 4 now. But I am guessing the flats were not completed straight away, as there was a ventilation condition that needed to be discharged, which would have delayed implementation. I couldn't find the details to discharge of this condition on the website, so unsure if they even applied to discharge it. In addition, we know the conversion of the cycle store has only just happened. Even then it is being used as Air B n B accommodation, so it could be argued that this is not even a C3 use but a C1 use. Again this would invalidate the Prior Approval.

Also, given the Condition relating the cycle store, it could be argued that 10 years applies (breach of condition) rather than the 4 years. Maybe one for the lawyers at LLDC to advise on?

But I suspect you may not want to get into these arguments and may want to issue the Enforcement Notice quite quickly to "stop the clock" on the 4 year argument.

Anyway, good luck with this. And thank you for involving me. I am only too glad to assist.

Regards,

s40

On Mon, 14 Aug 2023 at 13:47, s40 <s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email. The approved ground floor plan for Planning the application P/99/1054 (Newham Council) show the cycle storage and the approved prior approvals with ref 16/00377/PNCOU and 19/00009/PNCOU (LLDC) proposed to convert the cycle storage to residential flats.

I hope this is useful.

Kind regards

s40

From: s40 <s40@gmail.com>

Sent: Friday, August 11, 2023 10:16 PM

To: s40 <s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>

Subject: Re: Central House, 32- 66 High Street Stratford, E15

s40 thank you for your email.

The only attachment I had was a screenshot which identified the location of the cycle store. I have attached again, but I think this might not be needed as you have now apparently identified it from the approved drawings.

Incidentally, I tried searching for the relevant Prior Approvals on your website and nothing came up. Have you got the relevant reference numbers and I can see if I can assist you guys further with the legal planning status of what they have done.

Regards,

s40

On Thu, 10 Aug 2023 at 13:21, s40 <s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email regarding the property at the above subject address. The case has now been allocated to me, my principle and I have been looking into this planning history and we can see that the cycle storage as shown on the previously approved ground floor Plan with ref. no. 99.2857.222.4.k was included in the prior approval that was granted by LLDC. We have prioritise this case and would be investigating the planning history and update you very soon. Meanwhile kindly copy me when you email the requested details in the email below from the planning team.

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9

5 Endeavour Square

Stratford London. E20 1JN

Mobile: s40

Email: s40@londonlegacy.co.uk

Web: www.queenelizabetholympicpark.co.uk/planning-authority

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From: s40 <s40@londonlegacy.co.uk>

Sent: Thursday, August 10, 2023 11:54 AM

To: s40 <s40@londonlegacy.co.uk>

Cc: Planning Enquiries <planningenquiries@londonlegacy.co.uk>

Subject: FW: Central House, 32- 66 High Street Stratford, E15

Hi s40

See email below, he hasn't responded to us yet.

s40 when you receive the attachments from s40 please can you forward onto s40 who is managing the Enforcement.

Thanks

s40

From: Planning Enquiries

Sent: Wednesday, August 9, 2023 4:46 PM

To: s40 <s40@gmail.com>

Cc: Planning Enquiries <planningenquiries@londonlegacy.co.uk>

Subject: RE: Central House, 32- 66 High Street Stratford, E15

Hi s40

Thank you for your email, we have set up an Enforcement reference ENF/23/00018 to investigate this further. An officer will be allocated and be in touch.

In meantime, can you resend any attachments as we don't appear to have received them? Please note we have a limit of around 5MB, but you can send us a Wetransfer link if you prefer.

Thanks

s40

(he/him)

Planning Policy and Decisions Team

London Legacy Development Corporation

Level 9, 5 Endeavour Square

Stratford, London

E20 1JN

The LLDC Planning Policy & Decisions Team (PPDT) will cease its function as local planning authority for the LLDC area from **midnight on the 30th November 2024. The statutory responsibility will then be handed back to the relevant local authorities. For up to date information please see PPDT's dedicated **Transfer of Planning Powers webpage** - <https://www.queenelizabetholympicpark.co.uk/planning-authority/transfer-of-planning-powers>.*



From: s40 <s40@gmail.com>

Sent: Wednesday, August 2, 2023 1:31 PM

To: Planning Enquiries <planningenquiries@londonlegacy.co.uk>

Subject: Re: Central House, 32- 66 High Street Stratford, E15

Please can I have an update on this matter?

Many thanks

s40

On Sat, 29 Jul 2023, 09:27 s40 <s40@gmail.com> wrote:

Dear LLDC,

Please can you investigate this potential planning enforcement case.

I attach the plan I originally sent to Newham Council when I initially raised the matter with them.

Regards,

s40

----- Forwarded message -----

From: **Planning Enforcement** <Planning.Enforcement@newham.gov.uk>

Date: Mon, 17 Jul 2023 at 11:19

Subject: RE: Central House, 32- 66 High Street Stratford, E15

To: s40 <s40@gmail.com>

Cc: s40 <s40@onesource.co.uk>

Dear s40

Thank you for your email.

The address in question is located within The London Legacy Development Corporation Planning Authority area.

For this reason, you are required to contact The London Legacy Development Corporation directly. Please find the link below:

<https://www.queenelizabetholympicpark.co.uk/planning-authority>

Regards,

s40 | Senior Planner
Inclusive Economy and Housing
London Borough of Newham
Newham Dockside | 1000 Dockside Road | London E16 2QU

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*This email constitutes my professional opinion only, and does not act as a guarantee of planning permission or confirmation of lawfulness.

Newham Council has adopted an ambitious programme: Building a Fairer Newham.
[Read more here](#) and [watch here](#)

From: s40 <s40@gmail.com>

Sent: 14 July 2023 19:42

To: s40 <s40@oneSource.co.uk>; Planning Enforcement <Planning.Enforcement@newham.gov.uk>

Subject: Fwd: Central House, 32- 66 High Street Stratford, E15

s40 as s40 has left, can you assist the Enforcement Team with this?

Many thanks,

s40

----- Forwarded message -----

From: s40 <s40@gmail.com>
Date: Fri, 14 Jul 2023 at 19:38
Subject: Central House, 32- 66 High Street Stratford, E15
To: <Planning.enforcement@newham.gov.uk>
Cc: s40 <s40@newham.gov.uk>

I wish to report a serious breach of planning control.

I cannot locate the relevant Prior Approval on your website, but I understand that Prior Approval was granted in the last 3 years for the conversion of the ground floor office (which used to be occupied by Barratt East London) into residential use under the previous Class O.

The conversion was carried out and the flats built.

It has since come to my attention that the Prior Approval also included an area on the ground floor identified for "cycle parking". This was in the process of being converted, when I realised that an error has occurred. This is because the cycle parking is in fact for residential use. It was never in office use. The cycle parking served the flats in the block.

Given this, the Prior Approval should have been refused if you were made aware of it. However, as the applicants were disingenuous with their Notification, it means the entire development (including all the flats on the ground floor that have been built) are unlawful.

Please can you look into this?

I have copied in s40 As you will need to liaise with her to appreciate the unauthorised nature of what has happened.

I also attach a screen shot to identify the ground floor flats and the cycle storage area.

Regards

s40

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This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit <http://www.symanteccloud.com>

From: s40
To: s40 s40 s40
Cc: s40 s40
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]
Date: 07 December 2023 09:29:56
Attachments: [image001.png](#)
[image002.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image014.png](#)

Thanks s40 – please could you share their email address with me? I'll then arrange to email this out today and keep you cc'd.

Thanks

s40
Associate

 s40
 s40

For Pinsent Masons LLP

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A purpose-led professional services
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From: s40 <s40@londonlegacy.co.uk>
Sent: Wednesday, December 6, 2023 3:13 PM
To: s40 <s40@pinsentmasons.com>; s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>
Cc: s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: [EXTERNAL] RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40
Thank you for picking this up for us. I don't have anything else to add to the letter.
Thank you.
Kind regards
s40

From: s40 <s40@pinsentmasons.com>
Sent: Tuesday, December 5, 2023 11:38 AM
To: s40 <s40@londonlegacy.co.uk>; s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>
Cc: s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40
Sorry to hear that and hope you're feeling better.
Thanks for letting me know – look forward to hearing from you soon.

Thanks
s40

s40
Associate

☎ **s40**

📱 **s40**

For Pinsent Masons LLP

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A purpose-led professional services
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From: **s40** <**s40** [londonlegacy.co.uk](mailto:s40@londonlegacy.co.uk)>
Sent: Monday, December 4, 2023 5:35 PM
To: **s40** <**s40** [pinsentmasons.com](mailto:s40@pinsentmasons.com)>; **s40** <**s40** [londonlegacy.co.uk](mailto:s40@londonlegacy.co.uk)>; **s40** <**s40** [pinsentmasons.com](mailto:s40@pinsentmasons.com)>
Cc: **s40** <**s40** [pinsentmasons.com](mailto:s40@pinsentmasons.com)>; **s40** <**s40** [pinsentmasons.com](mailto:s40@pinsentmasons.com)>
Subject: [EXTERNAL] RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hello **s40**

Thank you for your email. I am sorry I was off sick most of last week. I have just been catching up on my emails. Please I would need to discuss the letter with the **s40** or Catherine. **s40** and I was discussing the fact that there are two applications that were granted, although we believe their application was deceptive as they did not provide the existing approved floor plan and they implied that the whole floor was for B1 use. Please let me get back to you later this week.

Kind regards

s40

From: **s40** <**s40** [pinsentmasons.com](mailto:s40@pinsentmasons.com)>
Sent: Monday, December 4, 2023 3:48 PM
To: **s40** <**s40** [londonlegacy.co.uk](mailto:s40@londonlegacy.co.uk)>; **s40** <**s40** [londonlegacy.co.uk](mailto:s40@londonlegacy.co.uk)>; **s40** <**s40** [pinsentmasons.com](mailto:s40@pinsentmasons.com)>
Cc: **s40** <**s40** [pinsentmasons.com](mailto:s40@pinsentmasons.com)>; **s40** <**s40** [pinsentmasons.com](mailto:s40@pinsentmasons.com)>
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hj **s40**

Please see the attached letter we've drafted to be sent to the developer. We propose that this comes from PM on LLDC's behalf given the legal consequences of their non-compliance.

Please let me know if you have any comments and if you could come back to me on the other points that'd be appreciated.

Thanks

s40
Associate

☎ **s40**

📱 **s40**

For Pinsent Masons LLP

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From: s40
Sent: Friday, November 24, 2023 2:41 PM
To: s40 <s40@londonlegacy.co.uk>; s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>
Cc: s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

Further to my email below, please could you confirm when this letter was received? It is dated 20 September 2023 so I want to check whether this is correct, or whether they actually failed to respond within the timescales provided by the PCN.

More generally, s40 and I recommend that we now issue correspondence sent by PM (on behalf of LLDC) to note that the developer has failed to comply with the terms of the PCN. In accordance with s171D of the TCPA, it is a criminal offence and could result in a fine of £1,000 but continuing failure will constitute a further offence. We should then provide the developer with a further time period to provide the relevant information sought and note that if the information is not provided within the extended timescales, we'll seek to prosecute the developer in respect of the failure to comply.

Whether or not enforcement action is taken is at the LPA's discretion. The developer's views on the merits does not excuse its responsibility to respond to the PCN.

Once we've hopefully received responses to the PCN, we should consider potential outcome of any enforcement action at some point. There's a clear argument that taking enforcement action would not be in the public interest when the area that should have been cycle storage is now a residential dwelling. However, it is still worth us going back forcefully at this stage given the developer's resistance.

I'll prepare a draft of the letter and send this over as soon as possible but would welcome your response on the timings point and missing appendix query below.

Thanks

s40

Associate

 s40

 s40

For Pinsent Masons LLP

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From: s40
Sent: Thursday, November 23, 2023 4:04 PM
To: s40 <s40@londonlegacy.co.uk>; s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>
Cc: s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

I'm well thank you and hope you are too.

I will take a look at this and get back to you as soon as possible. In the meantime, I note the letter refers to an

appendix but I don't appear to have this – please could you kindly send over?

Thanks

[Redacted]

Associate

[Redacted]

[Redacted]

For Pinsent Masons LLP

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From: [Redacted] <[Redacted]@londonlegacy.co.uk>
Sent: Tuesday, November 21, 2023 4:22 PM
To: [Redacted] <[Redacted]@pinsentmasons.com>; [Redacted] <[Redacted]@londonlegacy.co.uk>; [Redacted] <[Redacted]@pinsentmasons.com>
Cc: [Redacted] <[Redacted]@pinsentmasons.com>; [Redacted] <[Redacted]@pinsentmasons.com>
Subject: [EXTERNAL] RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Dear [Redacted]

Hope you are well. I refer to the enforcement case regarding the above subject property (please previous emails below and attached PCN). The landowner's agent has responded stating that they do not agree that there is a breach of the planning condition and they have refused to complete the PCN. However, we believe that they have wilfully submitted the application in deception by not including the existing floor plans as approved previously and indicating that the whole floor is B1 use. Kindly advise how we can manage this situation, please find attached a copy of the PCN and their letter.

Kind regards

[Redacted]

From: [Redacted] <[Redacted]@pinsentmasons.com>
Sent: Tuesday, September 12, 2023 5:26 PM
To: [Redacted] <[Redacted]@londonlegacy.co.uk>; [Redacted] <[Redacted]@londonlegacy.co.uk>; [Redacted] <[Redacted]@pinsentmasons.com>
Cc: [Redacted] <[Redacted]@pinsentmasons.com>; [Redacted] <[Redacted]@pinsentmasons.com>
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi [Redacted]

Apologies for the delay but please find attached a clean and comparison report of the PCN with our proposed amendments.

Please let me know if you'd like to discuss any of the changes.

Thanks

[Redacted]

[Redacted]

Associate

[Redacted]



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☎ s40

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For Pinsent Masons LLP

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From: s40 <s40@londonlegacy.co.uk>
Sent: Wednesday, September 6, 2023 9:34 AM
To: s40 <s40@pinsentmasons.com>; s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>
Cc: s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: [EXTERNAL] RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Oh I am sorry about that. Please find attached the PCN

Regards

s40

From: s40 <s40@pinsentmasons.com>
Sent: Wednesday, September 6, 2023 9:14 AM
To: s40 <s40@londonlegacy.co.uk>; s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>
Cc: s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

Thanks for this. I can't see the PCN is attached though, please could you resend?

Thanks

s40
Associate

☎ s40

☎ s40

For Pinsent Masons LLP

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From: s40 <s40@londonlegacy.co.uk>
Sent: Tuesday, September 5, 2023 8:39 PM
To: s40 <s40@pinsentmasons.com>; s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>
Cc: s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: [EXTERNAL] RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

Thank you for your time on Monday, please find attached the draft PCN for your perusal.

Regards

s40

From: s40 <s40@pinsentmasons.com>
Sent: Monday, September 4, 2023 2:25 PM
To: s40 <s40@londonlegacy.co.uk>; s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>
Cc: s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi both

Thanks for your time on the call earlier today.

As discussed, the immediate next step will be for LLDC to issue a PCN in respect of the apparent breach of planning control.

I note that the matters which appear to constitute the breach are:

- Non-compliance with condition 16 of the planning permission granted 20 April 2000 P/99/1054 – condition 16 provides that:
“the cycle parking spaces shown on the drawings hereby approved shall be provided before any dwelling is occupied and shall thereafter be permanently retained for use by occupiers of or visitors to the site”
[please enclose a copy of the relevant plan with the PCN]
- Unauthorised operational development consisting of the removal of the cycle store from the ground floor of the development as shown on the plan attached hereto.

I recommend (along with the standard questions) that the following information should be sought from the applicant:

- Please confirm when development of the building (as a whole) was:
 - Commenced;
 - Substantially completed; and
 - First occupied.
- Please confirm when works to remove the cycle store:
 - Commenced; and
 - Substantially completed.
- Please confirm which unit number has effectively replaced the area that was previously allocated as the cycle store.
- Please confirm if the relevant unit is in occupation and when occupation first commenced.
- Please confirm whether the cycle store has been provided in an alternative location.

Please let me know if you have any queries. If you could please send me the draft PCN once you've prepared this I'd be happy to review before it gets sent out.

Thanks

s40

Associate

☎ s40

📧 s40

For Pinsent Masons LLP

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outside your working hours.

From: s40 <s40@londonlegacy.co.uk>
Sent: Friday, September 1, 2023 2:23 PM
To: s40 <s40@pinsentmasons.com>; s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>
Cc: s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: [EXTERNAL] RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Thanks s40 yes I agree a call is probably best to go through this initially!

s40 and I can do 11am if that works for you?

Thanks,

s40

From: s40 <s40@pinsentmasons.com>
Sent: Friday, September 1, 2023 2:20 PM
To: s40 <s40@londonlegacy.co.uk>; s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>
Cc: s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

Thank you – that's very helpful.

Given there's quite a lot of planning background to this, I think it'd be helpful for us to have a call to discuss before I provide the advice. Please let me know if you'd be available on Monday.

Thanks

s40

Associate

☎ s40

📱 s40

For Pinsent Masons LLP

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From: s40 <s40@londonlegacy.co.uk>
Sent: Friday, September 1, 2023 2:14 PM
To: s40 <s40@pinsentmasons.com>; s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>
Cc: s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: [EXTERNAL] RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi [REDACTED]

I think the issue is that the plans on Newham's website for the old scheme are jpeg documents rather than pdf so didn't convert properly.

The gf plan for the officer permission is here: https://pa.newham.gov.uk/online-applications/files/59B01F9D901FE151707CEC14ACE72F7E/01_0766--82373.jpg. This was from an amended application ref: 01/0766 (<https://pa.newham.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=ZZZYFIJYXC713>).

The original decision notice can be found here - <https://pa.newham.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=ZZZYFIJYXC401>.

[REDACTED] – I didn't realise there were multiple prior approval applications, can you check what the difference between them was and respond to [REDACTED] on that point please?

Hopefully you can access the links ok [REDACTED] – let me know.

Kind regards,

[REDACTED]

From: [REDACTED] <[REDACTED]@pinsentmasons.com>
Sent: Friday, September 1, 2023 2:04 PM
To: [REDACTED] <[REDACTED]@londonlegacy.co.uk>; [REDACTED] <[REDACTED]@pinsentmasons.com>
Cc: [REDACTED] <[REDACTED]@londonlegacy.co.uk>; [REDACTED] <[REDACTED]@pinsentmasons.com>; [REDACTED] <[REDACTED]@pinsentmasons.com>
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi [REDACTED]

I'm struggling to open the PDFs that I've re-attached to this email – they're opening as blank. From the titles of the PDFs, I'm not sure if either of these are the original decision notice.

Thanks for providing the link to the LLDC portal. I note that you've provided a link to 19/00182/PNCOU but in the instruction email reference is made to 19/00009/PNCOU. I assume then that 19/00182/PNCOU is a later prior approval, please could you kindly confirm?

Thanks

[REDACTED]

[REDACTED]
Associate

[REDACTED]

[REDACTED]

For Pinsent Masons LLP

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From: [REDACTED] <[REDACTED]@londonlegacy.co.uk>

Sent: Friday, September 1, 2023 1:44 PM

To: s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Cc: s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: [EXTERNAL] RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

Please find attached the relevant plans as requested. I have attached the prior approval ground floor plans including the previously approved ground floor plan showing the cycle storage and the original decision notice (condition 16 for cycle storage).

The prior approval was considered and decided in LLDC so the details are on LLDC website Please find below the link for the prior approvals in case you find it useful.

<http://planningregister.londonlegacy.co.uk/swift/apas/run/WPHAPPDETAIL.DisplayUrl?theApnID=19/00182/PNCOU&backURL=%3Ca%20href%3D%27wphappsearchres.displayResultsURL%3FResultID%3D1552266%2526StartIndex%3D0%2526SortOrder%3DAPNID%2526DispResultsAs%3DWPHAPPSEARCHRES%2526BackURL%3D%27%3ESearch%20Results%3C%2Fa%3E>

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9

5 Endeavour Square

Stratford London. E20 1JN

Mobile: s40

Email: s40@londonlegacy.co.uk

Web: www.queenelizabetholympicpark.co.uk/planning-authority

The LLDC Planning Policy & Decisions Team (PPDT) will cease its function as local planning authority for the LLDC area from **midnight on the 30th November 2024**. The statutory responsibility will then be handed back to the relevant local authorities. For up to date information please see PPDT's dedicated **Transfer of Planning Powers webpage** - <https://www.queenelizabetholympicpark.co.uk/planning-authority/transfer-of-planning-powers>.



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From: s40 <s40@pinsentmasons.com>

Sent: Thursday, August 31, 2023 3:38 PM

To: s40 <s40@pinsentmasons.com>; s40 <s40@londonlegacy.co.uk>
Cc: s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

Sorry for the further request, please could you also send over the PP decision notice? I can't get a copy of this from Newham's planning portal.

Thanks

s40
Associate

 s40
 s40

For Pinsent Masons LLP

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From: s40
Sent: Thursday, August 31, 2023 12:04 PM
To: s40 <s40@pinsentmasons.com>; s40 <s40@londonlegacy.co.uk>
Cc: s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

Please could you kindly send over the "Proposed Plans prepared by JDW Architects – drawing number jw926-105" referred to in the prior approval decision? It'd be helpful to review these plans before we provide the advice and I've not been able to locate them on the planning portal.

Thanks

s40
Associate
 s40
 s40

For Pinsent Masons LLP

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From: s40
Sent: Tuesday, August 29, 2023 9:46 AM
To: s40 <s40@pinsentmasons.com>; s40 <s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40

Just by way of update, we'll be in touch on this query as soon as possible this week.

Thanks

s40

Associate

+s40

s40

For Pinsent Masons LLP

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From: s40 <s40@pinsentmasons.com>
Sent: Wednesday, August 16, 2023 10:14 PM
To: s40 <s40@londonlegacy.co.uk>
Cc: s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>; s40 <s40@pinsentmasons.com>
Subject: RE: Central House, 32- 66 High Street Stratford, E15 [PM-AC.FID1196274]

Hi s40 I am away on annual leave for two weeks as of tomorrow but I copy in my colleagues s40 s40 and s40 and one of them will be able to look into this for you.

Kind regards

s40

Partner

for Pinsent Masons LLP

D: +44 20 s40 M: +44 s40

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From: s40 <s40@londonlegacy.co.uk>
Sent: Wednesday, August 16, 2023 3:44 PM
To: s40 <s40@pinsentmasons.com>
Cc: s40 <s40@londonlegacy.co.uk>
Subject: [EXTERNAL] FW: Central House, 32- 66 High Street Stratford, E15

Dear s40

Hope you are well, please we would be needing your advice on a prior approval that seem to have gone wrong regarding the property at the above subject address. The approved ground floor plan for Planning the application P/99/1054 (Newham Council) show a cycle storage which was conditioned to be strictly

used by the residential part of the development, however the prior approvals with ref 16/00377/PNCOU and 19/00009/PNCOU (LLDC) proposed to convert the whole ground floor office spaces including the cycle storage to residential flats and it was granted. It is noted that both prior approval applications did not include the existing floor plans which would have shown the cycle storage space, but the application was validated.

We now have a neighbour complaint about the cycle storage being converted to flats. Please see the trail of emails below for full details.

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9

5 Endeavour Square

Stratford London. E20 1JN

Mobile: s40

Email: s40@londonlegacy.co.uk

Web: www.queenelizabetholympicpark.co.uk/planning-authority

The LLDC Planning Policy & Decisions Team (PPDT) will cease its function as local planning authority for the LLDC area from **midnight on the 30th November 2024**. The statutory responsibility will then be handed back to the relevant local authorities. For up to date information please see PPDT's dedicated **Transfer of Planning Powers webpage** - <https://www.queenelizabetholympicpark.co.uk/planning-authority/transfer-of-planning-powers>.



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From: s40 <s40@gmail.com>

Sent: Monday, August 14, 2023 9:12 PM

To: s40 <s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>

Subject: Re: Central House, 32- 66 High Street Stratford, E15

Thanks for sending this through s40

It makes very interesting reading. Clearly when they applied in 2016 and in 2019 they didn't declare the cycle parking area as being in residential use. What is also interesting is condition 16 of the original consent for the conversion of the building into residential use. You will note that it says the cycle parking area should be retained for residential use.

This renders the 2 prior approvals as invalid (in my opinion).

I can try and dig up the relevant case law, but essentially prior approvals are asking the Council whether the information provided to them is a permitted development. The Local Planning Authority is making a decision based on the information submitted to them. If the information is incorrect (which we believe to be the case here), then they cannot rely on the decision made by the Local Planning Authority (to grant Prior Approval). So essentially the entirety of the conversion is not a permitted development (the entire 17 flats),..What has been built is unlawful,.

The next question is do the flats become lawful by the 4 year rule?. Well the Prior Approval was granted in March 2019. Therefore we are in year 4 now. But I am guessing the flats were not completed straight away, as there was a ventilation condition that needed to be discharged, which would have delayed implementation. I couldn't find the details to discharge of this condition on the website, so unsure if they even applied to discharge it. In addition, we know the conversion of the cycle store has only just happened. Even then it is being used as Air B n B accommodation, so it could be argued that this is not even a C3 use but a C1 use. Again this would invalidate the Prior Approval.

Also, given the Condition relating the cycle store, it could be argued that 10 years applies (breach of condition) rather than the 4 years. Maybe one for the lawyers at LLDC to advise on?

But I suspect you may not want to get into these arguments and may want to issue the Enforcement Notice quite quickly to "stop the clock" on the 4 year argument.

Anyway, good luck with this. And thank you for involving me. I am only too glad to assist.

Regards,

s40

On Mon, 14 Aug 2023 at 13:47, s40 <s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email. The approved ground floor plan for Planning the application P/99/1054 (Newham Council) show the cycle storage and the approved prior approvals with ref 16/00377/PNCOU and 19/00009/PNCOU (LLDC) proposed to convert the cycle storage to residential flats.

I hope this is useful.

Kind regards

s40

From: s40 <s40@gmail.com>

Sent: Friday, August 11, 2023 10:16 PM

To: s40 <s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>

Subject: Re: Central House, 32- 66 High Street Stratford, E15

s40 thank you for your email.

The only attachment I had was a screenshot which identified the location of the cycle store. I have attached again, but I think this might not be needed as you have now apparently identified it from the approved drawings.

Incidentally, I tried searching for the relevant Prior Approvals on your website and nothing came up. Have you got the relevant reference numbers and I can see if I can assist you guys further with the legal planning status of what they have done.

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Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9

5 Endeavour Square

Stratford London. E20 1JN

Mobile: s40

Email: s40@londonlegacy.co.uk

Web: www.queenelizabetholympicpark.co.uk/planning-authority

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MAYOR OF LONDON

[East Bank: A brand new Cultural Quarter for innovation, creativity and learning.](http://www.eastbank.london.gov.uk)



From: s40 <s40@londonlegacy.co.uk>
Sent: Thursday, August 10, 2023 11:54 AM
To: s40 <s40@londonlegacy.co.uk>
Cc: Planning Enquiries <planningenquiries@londonlegacy.co.uk>
Subject: FW: Central House, 32- 66 High Street Stratford, E15

Hi s40

See email below, he hasn't responded to us yet.

s40 when you receive the attachments from s40 please can you forward onto s40 who is managing the Enforcement.

Thanks

s40

From: Planning Enquiries
Sent: Wednesday, August 9, 2023 4:46 PM
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In meantime, can you resend any attachments as we don't appear to have received them? Please note we have a limit of around 5MB, but you can send us a Wettransfer link if you prefer.

Thanks

s40

(he/him)

Planning Policy and Decisions Team
London Legacy Development Corporation
Level 9, 5 Endeavour Square
Stratford, London
E20 1JN

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From: s40 <s40@gmail.com>
Sent: Wednesday, August 2, 2023 1:31 PM
To: Planning Enquiries <planningenquiries@londonlegacy.co.uk>
Subject: Re: Central House, 32- 66 High Street Stratford, E15

Please can I have an update on this matter?

Many thanks

s40

On Sat, 29 Jul 2023, 09:27 s40 <s40@gmail.com> wrote:

Dear LLDC,

Please can you investigate this potential planning enforcement case.

I attach the plan I originally sent to Newham Council when I initially raised the matter with them.

Regards,

s40

----- Forwarded message -----

From: Planning Enforcement <Planning.Enforcement@newham.gov.uk>
Date: Mon, 17 Jul 2023 at 11:19
Subject: RE: Central House, 32- 66 High Street Stratford, E15
To: s40 <s40@gmail.com>
Cc: s40 <s40@onesource.co.uk>

Dear s40

Thank you for your email.

The address in question is located within The London Legacy Development Corporation Planning Authority area.

For this reason, you are required to contact The London Legacy Development Corporation directly.
Please find the link below:

<https://www.queenelizabetholympicpark.co.uk/planning-authority>

Regards,

s40 | Senior Planner
Inclusive Economy and Housing

London Borough of Newham

Newham Dockside | 1000 Dockside Road | London E16 2QU

People at the Heart of Everything We Do

*This email constitutes my professional opinion only, and does not act as a guarantee of planning permission or confirmation of lawfulness.

Newham Council has adopted an ambitious programme: Building a Fairer Newham.

[Read more here](#) and [watch here](#)

From: s40 <s40@gmail.com>

Sent: 14 July 2023 19:42

To: s40 <s40@oneSource.co.uk>; Planning Enforcement
<Planning.Enforcement@newham.gov.uk>

Subject: Fwd: Central House, 32- 66 High Street Stratford, E15

s40 as s40 has left, can you assist the Enforcement Team with this?

Many thanks,

s40

----- Forwarded message -----

From: s40 <s40@gmail.com>

Date: Fri, 14 Jul 2023 at 19:38

Subject: Central House, 32- 66 High Street Stratford, E15

To: <Planning.enforcement@newham.gov.uk>

Cc: s40 <s40@newham.gov.uk>

I wish to report a serious breach of planning control.

I cannot locate the relevant Prior Approval on your website, but I understand that Prior Approval was granted in the last 3 years for the conversion of the ground floor office (which used to be occupied by Barratt East London) into residential use under the previous Class O.

The conversion was carried out and the flats built.

It has since come to my attention that the Prior Approval also included an area on the ground floor identified for "cycle parking". This was in the process of being converted, when I realised that an error has occurred. This is because the cycle parking is in fact for residential use. It was never in office use. The cycle parking served the flats in the block.

Given this, the Prior Approval should have been refused if you were made aware of it. However, as the applicants were disingenuous with their Notification, it means the entire development (including all the flats on the ground floor that have been built) are unlawful.

Please can you look into this?

I have copied in s40 As you will need to liaise with her to appreciate the unauthorised nature of what has happened.

I also attach a screen shot to identify the ground floor flats and the cycle storage area.

Regards

s40

This communication is sent by oneSource on behalf of the London Borough of Havering or the London Borough of Newham. The views expressed in it are not necessarily the views of any of the councils.

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For more information please visit <http://www.symanteccloud.com>

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www.queenelizabetholympicpark.co.uk

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From: s40
To: s40
Cc: Anthony.Hollingsworth
Subject: RE: Central House, 32- 66 High Street Stratford, E15
Date: 11 December 2023 12:09:08
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

Hi s40

Can you send the latest email from s40 to Pinsents, I'm not sure whether his point on the 10 vs 4 year rule is correct or not to be honest. Nonetheless we still need to establish the facts... we can't just issue a notice without knowing when the breach occurred/the nature of the breach as we may be liable for costs on appeal.

Thanks,

s40

From: s40 <s40@londonlegacy.co.uk>
Sent: Monday, December 11, 2023 11:32 AM
To: s40 <s40@londonlegacy.co.uk>
Subject: RE: Central House, 32- 66 High Street Stratford, E15

Ok, thank you.

s40

From: s40 <s40@londonlegacy.co.uk>
Sent: Monday, December 11, 2023 11:30 AM
To: s40 <s40@londonlegacy.co.uk>
Subject: RE: Central House, 32- 66 High Street Stratford, E15

I'll respond to Aaron's latest email.

From: s40 <s40@londonlegacy.co.uk>
Sent: Monday, December 11, 2023 11:13 AM
To: s40 <s40@londonlegacy.co.uk>
Subject: RE: Central House, 32- 66 High Street Stratford, E15

Thank you.

Regards

s40

From: s40 <s40@londonlegacy.co.uk>
Sent: Monday, December 11, 2023 11:12 AM
To: s40 <s40@londonlegacy.co.uk>
Subject: RE: Central House, 32- 66 High Street Stratford, E15

Hi s40 suggested amends below.

Thanks,

s40

From: s40 <s40@londonlegacy.co.uk>
Sent: Monday, December 11, 2023 10:58 AM
To: s40 <s40@londonlegacy.co.uk>
Subject: FW: Central House, 32- 66 High Street Stratford, E15

Hi Boss

Please see the email below, I thought I should run it by you before replying to Aaron's email.

Regards

s40

Dear s40

Thank you for your email. As discussed earlier the prior approval which was granted to include the conversion of the cycle storage to flats were presented to the corporation without adequate details and PCN has been issued to the landowner through their agent, however they have initially failed to adequately respond to this request.

We have subsequently written them a letter via our legal team, stating that a breach of planning condition from the original planning permission has taken place, as they have failed to provide adequate cycle storage and enforcement action could be taken if they did not respond to the PCN within 21 days.

We need to be able to fully establish the facts before we can take formal enforcement action and/or work towards a pro-active solution to resolve this matter. We will update as matters progress.

Kind regards

From: s40 <s40@gmail.com>
Sent: Sunday, December 10, 2023 9:05 AM
To: s40 <s40@londonlegacy.co.uk>
Cc: s40 <s40@londonlegacy.co.uk>; Anthony Hollingsworth <AnthonyHollingsworth@londonlegacy.co.uk>
Subject: Re: Central House, 32- 66 High Street Stratford, E15

s40 sorry to chase, but any further updates?

I am meeting the leaseholders of Central House tomorrow and need to update them on why the

Corporation allowed their bicycle store to be fraudulently converted into a flat, and if the Corporation will be taking enforcement action to rectify the situation.

Many thanks,

s40

On Thu, 23 Nov 2023 at 13:14, s40 <s40@gmail.com> wrote:

Thanks for the update s40

As mentioned before, I know the legal parameters around Prior Approvals. The application was incorrect to begin with, because the cycle storage area was a residential use. It was not in B1 office use. Therefore whatever decision the LLDC made was based on the information presented to them. If that information was flawed from the outset, then the decision is a nullity.

The LLDC of course should have picked up the planning condition that the cycle storage should have always been retained for residential purposes, when they assessed the application. However, the failure to do so isn't fatal in recognising the Prior Approval granted has been invalidated by the false information included with the submission.

I am sure your legal department will agree. But I am also concerned that the time limit for taking action might soon be passed (4 years) if it hasn't already. Therefore I would urge you to issue the enforcement notice to stop the clock and then continue to have any legal arguments after that.

The LLDC have already made the mistake regarding the planning condition which should have been considered when the Prior Approval was granted. You may still have time to rectify the matter through an enforcement notice. Please do not let this situation slip.

I have copied in Anthony to make him aware.

Regards,

s40

On Thu, 23 Nov 2023 at 12:39, s40 <s40@londonlegacy.co.uk> wrote:

Hello s40

Hope you are well. we are currently liaising with our legal team on the way forward as the applicant maintained that the proposal for the change of use was approved by LLDC. Kindly bear with us, I will update you when we have reached decision.

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9

5 Endeavour Square
Stratford London. E20 1JN

Mobile: s40

Email: s40 [londonlegacy.co.uk](mailto:s40@londonlegacy.co.uk)

Web: www.queenelizabetholympicpark.co.uk/planning-authority

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From: s40 <s40@gmail.com>

Sent: Thursday, November 23, 2023 10:48 AM

To: s40 <s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>

Subject: Re: Central House, 32- 66 High Street Stratford, E15

Sorry to chase, but is there an update please?

Many thanks,

s40

On Sat, 18 Nov 2023 at 14:57, s40 <s40@gmail.com> wrote:

s40 is there any further updates on this one please?

Many thanks,

s40

On Tue, 26 Sept 2023 at 20:55, s40 <s40@gmail.com> wrote:

s40 thanks for the update.

I'm just anxious that we don't run out of time. The 4 years since the flats have been there must be very close.

Many thanks,

s40

On Tue, 26 Sept 2023 at 13:30, s40 <s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email, I was away on annual leave on Friday. We have sent a contravention notice to the applicant via their agent, and they have acknowledged the receipt of the notice which they promise to respond to asap.

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9

5 Endeavour Square

Stratford London. E20 1JN

Mobile: s40

Email: s40@londonlegacy.co.uk

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From: s40 <s40@gmail.com>

Sent: Friday, September 22, 2023 3:27 PM

To: s40 <s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>

Subject: Re: Central House, 32- 66 High Street Stratford, E15

Sorry to chase s40

But any updates please?

Many thanks,

s40

On Thu, 14 Sept 2023 at 19:17, s40 <s40@gmail.com> wrote:

Hi s40

Is there any update on how you are getting on?

Many thanks,

s40

On Tue, 15 Aug 2023 at 10:04, s40 <s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email. We are currently working on the way forward and would be discussing with our legal team for guidance. I will update you very soon.

Regards

s40

From: s40 <s40@gmail.com>

Sent: Monday, August 14, 2023 9:12 PM

To: s40 <s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>

Subject: Re: Central House, 32- 66 High Street Stratford, E15

Thanks for sending this through s40

It makes very interesting reading. Clearly when they applied in 2016 and in 2019 they didn't declare the cycle parking area as being in residential use. What is also interesting is condition 16 of the original consent for the conversion of the building into residential use. You will note that it says the cycle parking area should be retained for residential use.

This renders the 2 prior approvals as invalid (in my opinion).

I can try and dig up the relevant case law, but essentially prior approvals are asking the Council whether the information provided to them is a permitted development. The Local Planning Authority is making a decision based on the information submitted to them. If the information is incorrect (which we believe to be the case here), then they cannot rely on the decision made by the

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Sent: Friday, August 11, 2023 10:16 PM
To: s40 <s40@londonlegacy.co.uk>
Cc: s40 <s40@londonlegacy.co.uk>
Subject: Re: Central House, 32- 66 High Street Stratford, E15

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Meanwhile kindly copy me when you email the requested details in the email below from the planning team.

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9

5 Endeavour Square

Stratford London. E20 1JN

Mobile: s40

Email: s40@londonlegacy.co.uk

Web: www.queenelizabetholympicpark.co.uk/planning-authority

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From: s40 <s40@londonlegacy.co.uk>
Sent: Thursday, August 10, 2023 11:54 AM
To: s40 <s40@londonlegacy.co.uk>
Cc: Planning Enquiries <planningenquiries@londonlegacy.co.uk>
Subject: FW: Central House, 32- 66 High Street Stratford, E15

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Thanks

s40

██████████ (he/him)

Planning Policy and Decisions Team

London Legacy Development Corporation
Level 9, 5 Endeavour Square
Stratford, London
E20 1JN

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Sent: Wednesday, August 2, 2023 1:31 PM

To: Planning Enquiries <planningenquiries@londonlegacy.co.uk>

Subject: Re: Central House, 32- 66 High Street Stratford, E15

Please can I have an update on this matter?

Many thanks

s40

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I attach the plan I originally sent to Newham Council when I initially raised the matter with them.

Regards,

s40

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<Planning.Enforcement@newham.gov.uk>

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Cc: s40 <s40@onesource.co.uk>

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<https://www.queenelizabetholympicpark.co.uk/planning-authority>

Regards,

s40 | Senior Planner
Inclusive Economy and Housing
London Borough of Newham
Newham Dockside | 1000 Dockside Road | London E16 2QU

People at the Heart of Everything We Do

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[Read more here](#) and [watch here](#)

From: s40 <s40@gmail.com>

Sent: 14 July 2023 19:42

To: s40 <s40@oneSource.co.uk>;
Planning Enforcement <Planning.Enforcement@newham.gov.uk>

Subject: Fwd: Central House, 32- 66 High Street Stratford, E15

s40 as s40 has left, can you assist the Enforcement Team with this?

Many thanks,

s40

----- Forwarded message -----

From: s40 <s40@gmail.com>

Date: Fri, 14 Jul 2023 at 19:38

Subject: Central House, 32- 66 High Street Stratford, E15

To: <Planning.enforcement@newham.gov.uk>

Cc: <s40@newham.gov.uk>

I wish to report a serious breach of planning control.

I cannot locate the relevant Prior Approval on your website, but I understand that Prior Approval was granted in the last 3 years for the conversion of the ground floor office (which used to be occupied by Barratt East London) into residential use under the previous Class O.

The conversion was carried out and the flats built.

It has since come to my attention that the Prior Approval also included an area on the ground floor identified for "cycle parking". This was in the process of being converted, when I realised that an error has occurred. This is because the cycle parking is in fact for residential use. It was never in office use. The cycle parking served the flats in the block.

Given this, the Prior Approval should have been refused if you were made aware of it. However, as the applicants were disingenuous with their Notification, it means the entire development (including all the flats on the ground floor that have been built) are unlawful.

Please can you look into this?

I have copied in s40 As you will need to liaise with her to appreciate the unauthorised nature of what has happened.

I also attach a screen shot to identify the ground floor flats and the cycle storage area.

Regards

s40

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Privacy Notice can be found on our website Data Protection <https://onesource.co.uk/privacy-and-policies>, which outlines your rights and how we collect, use, store, delete and protect your personal data.

From: s40
To: s40
Cc: s40, s40
Subject: RE: Central House, 32- 66 High Street Stratford, E15
Date: 11 December 2023 15:09:56
Attachments: [image001.png](#)
[image002.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

Thanks s40 and apologies I didn't have the email address – I'll get this out now!

Thanks

s40
Associate

 s40
 s40

For Pinsent Masons LLP

Pinsent Masons supports agile working, so please don't feel you need to respond to this email outside your working hours.



From: s40 <s40@londonlegacy.co.uk>
Sent: Monday, December 11, 2023 2:59 PM
To: s40 <s40@pinsentmasons.com>
Cc: s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>
Subject: [EXTERNAL] RE: Central House, 32- 66 High Street Stratford, E15

Hi s40
Thank you for your response, I already responded to your email stating that it is ok to send them the letter.
His name is s40 [allenplanning.co.uk](mailto:s40@allenplanning.co.uk)
Regards
s40

From: s40 <s40@pinsentmasons.com>
Sent: Monday, December 11, 2023 2:10 PM
To: s40 <s40@londonlegacy.co.uk>
Cc: s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>
Subject: RE: Central House, 32- 66 High Street Stratford, E15

Hi s40
Before we can go back on this, I suggest we send the letter we drafted out to the developer as soon as possible – please could you come back to me on this and confirm their email address?
Once we get responses to the questions in the PCN, we'll be able to put together a response.

Thanks

s40
Associate



 s40
 s40

A purpose-led professional services
business with law at the core

For Pinsent Masons LLP

Pinsent Masons supports agile working, so please don't feel you need to respond to this email outside your working hours.

From: s40 <s40@londonlegacy.co.uk>
Sent: Monday, December 11, 2023 12:21 PM
To: s40 <s40@pinsentmasons.com>
Cc: s40 <s40@londonlegacy.co.uk>
Subject: [EXTERNAL] FW: Central House, 32- 66 High Street Stratford, E15

Hello s40

Please see the trails of emails below between s40 & I and the complainant at central house. We believe we need to be able to fully establish the facts before we can take formal enforcement action or agree a reasonable solution to the situation. I am not quite sure if what they are saying about the 4yrs vs 10 yr rule is true as I believe the issue we have here is a breach of planning condition and the 10 years rule should be considered here.

Please kindly advise us.

Kind regards

s40

From: s40 <s40@gmail.com>
Sent: Monday, December 11, 2023 12:02 PM
To: s40 <s40@londonlegacy.co.uk>
Cc: s40 <s40@londonlegacy.co.uk>; Anthony Hollingsworth <AnthonyHollingsworth@londonlegacy.co.uk>
Subject: Re: Central House, 32- 66 High Street Stratford, E15

s40

I am a qualified planner and know how the legislation works.

The 4 year rule trumps the 10 year rule. Your lawyers will eventually tell you this. Given we are very close to the end of the 4 years (when this complaint was originally made) my concern is the inertia that the Corporation has shown. It is quite possible that the 4 years have now passed. If this is the case, then I am sure there would be serious implications.

Please can you check with your lawyers urgently? They will confirm what I have just told you.

Regards,

s40

On Mon, 11 Dec 2023 at 11:40, s40 <s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email.

Whilst I note the 4 year rule as you outline below, as s40 set out there is also a breach of condition here due to the failure to ensure adequate cycle storage is provided (10 year rule from the moment any breach will of occurred). As she noted, we need to establish the facts and ensure that any actions we take are reasonable and proportionate before we identify the best way forward if we are to take formal enforcement action, and we are taking appropriate legal advice on an ongoing basis.

As I am sure you will appreciate planning enforcement can be incredibly complicated, particularly where there are overlapping issues such as this. So please bear with us on this one.

I'm happy to discuss if it would be helpful.

Kind regards,

s40 (He/Him)

Team Leader – Development Management - Planning Policy & Decisions Team
Queen Elizabeth Olympic Park

London Legacy Development Corporation
Level 9
5 Endeavour Square
Stratford
London
E20 1JN

Mobile: s40

Email: s40 [londonlegacy.co.uk](mailto:s40@londonlegacy.co.uk)

Web: www.queenelizabetholympicpark.co.uk/planning-authority

Queen Elizabeth Olympic Park is now open. For more information please visit
www.QueenElizabethOlympicPark.co.uk

*The LLDC Planning Policy & Decisions Team (PPDT) will cease its function as local planning authority for the LLDC area from **midnight on the 30th November 2024**. The statutory responsibility will then be handed back to the relevant local authorities. For up to date information please see PPDT's dedicated **Transfer of Planning Powers webpage** - <https://www.queenelizabetholympicpark.co.uk/planning-authority/transfer-of-planning-powers>.*

From: s40 <s40@gmail.com>

Sent: Monday, December 11, 2023 11:27 AM

To: s40 <s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>; Anthony Hollingsworth
<AnthonyHollingsworth@londonlegacy.co.uk>

Subject: Re: Central House, 32- 66 High Street Stratford, E15

s40 thank you for your update. But it sounds like things haven't really moved on for the Corporation since your update to me in August. We are now 4 months on, and the clock is ticking (in terms of the 4 year rule).

Can I suggest you serve the Enforcement Notice (if its not too late already), and then continue the legal deliberations? The worry for me and all the leaseholders and residents in Central House is that whilst you are in this "legal deliberation" phase, the 4 years would have passed. This will be an additional poor

consequence for the Corporation to compound your earlier error.

I will be updating the residents and leaseholder at Central House tonight.

Regards,

s40

On Mon, 11 Dec 2023 at 11:15, s40 <s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email. As discussed earlier the prior approval which was granted to include the conversion of the cycle storage to flats were presented to the corporation without adequate details and PCN has been issued to the landowner through their agent, however they have initially failed to adequately respond to this request.

We have subsequently written them a letter via our legal team, stating that a breach of planning condition from the original planning permission has taken place, as they have failed to provide adequate cycle storage and enforcement action could be taken if they did not respond to the PCN within 21 days.

We need to be able to fully establish the facts before we can take formal enforcement action and/or work towards a pro-active solution to resolve this matter. We will update as matters progress.

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9

5 Endeavour Square

Stratford London. E20 1JN

Mobile: s40

Email: s40@londonlegacy.co.uk

Web: www.queenelizabetholympicpark.co.uk/planning-authority

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EASTBANK

MAYOR OF LONDON

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From: s40 <s40@gmail.com>

Sent: Sunday, December 10, 2023 9:05 AM

To: s40 <s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>; Anthony Hollingsworth <AnthonyHollingsworth@londonlegacy.co.uk>

Subject: Re: Central House, 32- 66 High Street Stratford, E15

s40 sorry to chase, but any further updates?

I am meeting the leaseholders of Central House tomorrow and need to update them on why the Corporation allowed their bicycle store to be fraudulently converted into a flat, and if the Corporation will be taking enforcement action to rectify the situation.

Many thanks,

s40

On Thu, 23 Nov 2023 at 13:14, s40 <s40@gmail.com> wrote:

Thanks for the update s40

As mentioned before, I know the legal parameters around Prior Approvals. The application was incorrect to begin with, because the cycle storage area was a residential use. It was not in B1 office use. Therefore whatever decision the LLDC made was based on the information presented to them. If that information was flawed from the outset, then the decision is a nullity.

The LLDC of course should have picked up the planning condition that the cycle storage should have always been retained for residential purposes, when they assessed the application. However, the failure to do so isn't fatal in recognising the Prior Approval granted has been invalidated by the false information included with the submission.

I am sure your legal department will agree. But I am also concerned that the time limit for taking action might soon be passed (4 years) if it hasn't already. Therefore I would urge you to issue the enforcement notice to stop the clock and then continue to have any legal arguments after that.

The LLDC have already made the mistake regarding the planning condition which should have been considered when the Prior Approval was granted. You may still have time to rectify the matter through an enforcement notice. Please do not let this situation slip.

I have copied in Anthony to make him aware.

Regards,

s40

On Thu, 23 Nov 2023 at 12:39, s40 <s40@londonlegacy.co.uk> wrote:

Hello s40

Hope you are well. we are currently liaising with our legal team on the way forward as the applicant maintained that the proposal for the change of use was approved by LLDC. Kindly bear with us, I will update you when we have reached decision.

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9

5 Endeavour Square

Stratford London. E20 1JN

Mobile: s40

Email: s40@londonlegacy.co.uk

Web: www.queenelizabetholympicpark.co.uk/planning-authority

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EASTBANK

MAYOR OF LONDON

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From: s40 <s40@gmail.com>

Sent: Thursday, November 23, 2023 10:48 AM

To: s40 <s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>

Subject: Re: Central House, 32- 66 High Street Stratford, E15

Sorry to chase, but is there an update please?

Many thanks,

s40

On Sat, 18 Nov 2023 at 14:57, s40 <s40@gmail.com> wrote:

s40 is there any further updates on this one please?

Many thanks,

s40

On Tue, 26 Sept 2023 at 20:55, s40 <s40@gmail.com> wrote:

s40 thanks for the update.

I'm just anxious that we don't run out of time. The 4 years since the flats have been there must be very close.

Many thanks,

s40

On Tue, 26 Sept 2023 at 13:30, s40 <s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email, I was away on annual leave on Friday. We have sent a contravention notice to the applicant via their agent, and they have acknowledged the receipt of the notice which they promise to respond to asap.

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9

5 Endeavour Square

Stratford London. E20 1JN

Mobile: s40

Email: s40@londonlegacy.co.uk

Web: www.queenelizabetholympicpark.co.uk/planning-authority

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[East Bank: A brand new Cultural Quarter for innovation, creativity and learning.](#)

-

From: s40 <s40@gmail.com>

Sent: Friday, September 22, 2023 3:27 PM

To: s40 <s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>

Subject: Re: Central House, 32- 66 High Street Stratford, E15

Sorry to chase s40

But any updates please?

Many thanks,

s40

On Thu, 14 Sept 2023 at 19:17, s40 <s40@gmail.com> wrote:

Hi s40

Is there any update on how you are getting on?

Many thanks,

s40

On Tue, 15 Aug 2023 at 10:04, s40 <s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email. We are currently working on the way forward and would be discussing with our legal team for guidance. I will update you very soon.

Regards

s40

From: s40 <s40@gmail.com>

Sent: Monday, August 14, 2023 9:12 PM

To: s40 <s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>

Subject: Re: Central House, 32- 66 High Street Stratford, E15

Thanks for sending this through s40

It makes very interesting reading. Clearly when they applied in 2016 and in 2019 they didn't declare the cycle parking area as being in residential use. What is also interesting is condition 16 of the original consent for the conversion of the building into residential use. You will note that it says the cycle parking area should be retained for residential use.

This renders the 2 prior approvals as invalid (in my opinion).

I can try and dig up the relevant case law, but essentially prior approvals are asking the Council whether the information provided to them is a permitted development. The Local Planning Authority is making a decision based on the information submitted to them. If the information is incorrect (which we believe to be the case here), then they cannot rely on the decision made by the Local Planning Authority (to grant Prior Approval). So essentially the entirety of the conversion is not a permitted development (the entire 17 flats),.What has been built is unlawful,.

The next question is do the flats become lawful by the 4 year rule?. Well the Prior Approval was granted in March 2019. Therefore we are in year 4 now. But I am guessing the flats were not completed straight away, as there was a ventilation condition that needed to be discharged, which would have delayed implementation. I couldn't find the details to discharge of this condition on the website, so unsure if they even applied to discharge it. In addition, we know the

conversion of the cycle store has only just happened. Even then it is being used as Air B n B accommodation, so it could be argued that this is not even a C3 use but a C1 use. Again this would invalidate the Prior Approval.

Also, given the Condition relating the cycle store, it could be argued that 10 years applies (breach of condition) rather than the 4 years. Maybe one for the lawyers at LLDC to advise on?

But I suspect you may not want to get into these arguments and may want to issue the Enforcement Notice quite quickly to "stop the clock" on the 4 year argument.

Anyway, good luck with this. And thank you for involving me. I am only too glad to assist.

Regards,

s40

On Mon, 14 Aug 2023 at 13:47, s40
<s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email. The approved ground floor plan for Planning the application P/99/1054 (Newham Council) show the cycle storage and the approved prior approvals with ref 16/00377/PNCOU and 19/00009/PNCOU (LLDC) proposed to convert the cycle storage to residential flats.

I hope this is useful.

Kind regards

s40

From: s40 <s40@gmail.com>

Sent: Friday, August 11, 2023 10:16 PM

To: s40 <s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>

Subject: Re: Central House, 32- 66 High Street Stratford, E15

s40 thank you for your email.

The only attachment I had was a screenshot which identified the location of the cycle store. I have attached again, but I think this might not be needed as you have now apparently identified it from the approved drawings.

Incidentally, I tried searching for the relevant Prior Approvals on your website and nothing came up. Have you got the relevant reference numbers and I can see if I can assist you guys further with the legal planning status of what they have

done.

Regards,

s40

On Thu, 10 Aug 2023 at 13:21, s40
<s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email regarding the property at the above subject address. The case has now been allocated to me, my principle and I have been looking into this planning history and we can see that the cycle storage as shown on the previously approved ground floor Plan with ref. no. 99.2857.222.4.k was included in the prior approval that was granted by LLDC. We have prioritise this case and would be investigating the planning history and update you very soon.

Meanwhile kindly copy me when you email the requested details in the email below from the planning team.

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9

5 Endeavour Square

Stratford London. E20 1JN

Mobile: s40

Email: s40@londonlegacy.co.uk

Web: www.queenelizabetholympicpark.co.uk/planning-authority

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From: s40 <s40@londonlegacy.co.uk>

Sent: Thursday, August 10, 2023 11:54 AM

To: s40 <s40@londonlegacy.co.uk>

Cc: Planning Enquiries <planningenquiries@londonlegacy.co.uk>

Subject: FW: Central House, 32- 66 High Street Stratford, E15

Hi s40

See email below, he hasn't responded to us yet.

s40 when you receive the attachments from s40 please can you forward onto s40 who is managing the Enforcement.

Thanks

s40

From: Planning Enquiries
Sent: Wednesday, August 9, 2023 4:46 PM
To: s40 <s40@gmail.com>
Cc: Planning Enquiries <planningenquiries@londonlegacy.co.uk>
Subject: RE: Central House, 32- 66 High Street Stratford, E15

Hi s40

Thank you for your email, we have set up an Enforcement reference ENF/23/00018 to investigate this further. An officer will be allocated and be in touch.

In meantime, can you resend any attachments as we don't appear to have received them? Please note we have a limit of around 5MB, but you can send us a Wettransfer link if you prefer.

Thanks

s40

(he/him)
Planning Policy and Decisions Team
London Legacy Development Corporation
Level 9, 5 Endeavour Square
Stratford, London
E20 1JN

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From: s40 <s40@gmail.com>
Sent: Wednesday, August 2, 2023 1:31 PM
To: Planning Enquiries <planningenquiries@londonlegacy.co.uk>
Subject: Re: Central House, 32- 66 High Street Stratford, E15

Please can I have an update on this matter?

Many thanks

s40

On Sat, 29 Jul 2023, 09:27 s40 <s40@gmail.com> wrote:

Dear LLDC,

Please can you investigate this potential planning enforcement case.

I attach the plan I originally sent to Newham Council when I initially raised the matter with them.

Regards,

s40

----- Forwarded message -----

From: **Planning Enforcement** <Planning.Enforcement@newham.gov.uk>

Date: Mon, 17 Jul 2023 at 11:19

Subject: RE: Central House, 32- 66 High Street Stratford, E15

To: s40 <s40@gmail.com>

Cc: s40 <s40@onesource.co.uk>

Dear s40

Thank you for your email.

The address in question is located within The London Legacy Development Corporation Planning Authority area.

For this reason, you are required to contact The London Legacy Development Corporation directly. Please find the link below:

<https://www.queenelizabetholympicpark.co.uk/planning-authority>

Regards,

s40 | Senior Planner

Inclusive Economy and Housing

London Borough of Newham

Newham Docks | 1000 Docks Road | London E16 2QU

People at the Heart of Everything We Do

*This email constitutes my professional opinion only, and does not act as a guarantee of planning permission or confirmation of lawfulness.

Newham Council has adopted an ambitious programme: Building a Fairer Newham.

[Read more here and watch here](#)

From: s40 <s40@gmail.com>

Sent: 14 July 2023 19:42

To: s40 <s40@oneSource.co.uk>; Planning

Enforcement <Planning.Enforcement@newham.gov.uk>
Subject: Fwd: Central House, 32- 66 High Street Stratford, E15

s40 as s40 has left, can you assist the Enforcement Team with this?

Many thanks,

s40

----- Forwarded message -----

From: s40 <s40@gmail.com>
Date: Fri, 14 Jul 2023 at 19:38
Subject: Central House, 32- 66 High Street Stratford, E15
To: <Planning.enforcement@newham.gov.uk>
Cc: <s40@newham.gov.uk>

I wish to report a serious breach of planning control.

I cannot locate the relevant Prior Approval on your website, but I understand that Prior Approval was granted in the last 3 years for the conversion of the ground floor office (which used to be occupied by Barratt East London) into residential use under the previous Class O.

The conversion was carried out and the flats built.

It has since come to my attention that the Prior Approval also included an area on the ground floor identified for "cycle parking". This was in the process of being converted, when I realised that an error has occurred. This is because the cycle parking is in fact for residential use. It was never in office use. The cycle parking served the flats in the block.

Given this, the Prior Approval should have been refused if you were made aware of it. However, as the applicants were disingenuous with their Notification, it means the entire development (including all the flats on the ground floor that have been built) are unlawful.

Please can you look into this?

I have copied in s40 As you will need to liaise with her to appreciate the unauthorised nature of what has happened.

I also attach a screen shot to identify the ground floor flats and the cycle storage area.

Regards

s40

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This email and any attachments are intended for the addressee only and may be confidential. Any

From: s40
To: s40
Cc: s40
Subject: RE: Central House, 32- 66 High Street Stratford, E15
Date: 13 December 2023 17:17:23
Attachments: [image001.png](#)
[image002.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

Hi s40

Thank you for your email. I will discuss this with s40 tomorrow afternoon and get back to you asap.
Kind regards

s40

From: s40 <s40@pinsentmasons.com>
Sent: Wednesday, December 13, 2023 4:38 PM
To: s40 <s40@londonlegacy.co.uk>
Cc: s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>
Subject: RE: Central House, 32- 66 High Street Stratford, E15

Hi s40

Please see attached we've received from the developer's planner.

Please let me know if you have any comments in response to any of this information/disagree with anything. If you'd like to have a call then please let me know.

Thanks

s40

Associate



s40



s40

For Pinsent Masons LLP

Pinsent Masons supports agile working, so please don't feel you need to respond to this email outside your working hours.



**A purpose-led professional services
business with law at the core**

From: s40 <s40@londonlegacy.co.uk>
Sent: Monday, December 11, 2023 12:21 PM
To: s40 <s40@pinsentmasons.com>
Cc: s40 <s40@londonlegacy.co.uk>
Subject: [EXTERNAL] FW: Central House, 32- 66 High Street Stratford, E15

Hello s40

Please see the trails of emails below between s40 & I and the complainant at central house. We believe we need to be able to fully establish the facts before we can take formal enforcement action or agree a reasonable solution to the situation. I am not quite sure if what they are saying about the 4yrs vs 10 yr rule is true as I believe the issue we have here is a breach of planning condition and the 10 years rule should be considered here.

Please kindly advise us.

Kind regards

s40

From: s40 <s40@gmail.com>

Sent: Monday, December 11, 2023 12:02 PM

To: s40 <s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>; Anthony Hollingsworth <AnthonyHollingsworth@londonlegacy.co.uk>

Subject: Re: Central House, 32- 66 High Street Stratford, E15

s40

I am a qualified planner and know how the legislation works.

The 4 year rule trumps the 10 year rule. Your lawyers will eventually tell you this. Given we are very close to the end of the 4 years (when this complaint was originally made) my concern is the inertia that the Corporation has shown. It is quite possible that the 4 years have now passed. If this is the case, then I am sure there would be serious implications.

Please can you check with your lawyers urgently? They will confirm what I have just told you.

Regards,

s40

On Mon, 11 Dec 2023 at 11:40, s40 <s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email.

Whilst I note the 4 year rule as you outline below, as s40 set out there is also a breach of condition here due to the failure to ensure adequate cycle storage is provided (10 year rule from the moment any breach will of occurred). As she noted, we need to establish the facts and ensure that any actions we take are reasonable and proportionate before we identify the best way forward if we are to take formal enforcement action, and we are taking appropriate legal advice on an ongoing basis.

As I am sure you will appreciate planning enforcement can be incredibly complicated, particularly where there are overlapping issues such as this. So please bear with us on this one.

I'm happy to discuss if it would be helpful.

Kind regards,

s40 (He/Him)

Team Leader – Development Management - Planning Policy & Decisions Team
Queen Elizabeth Olympic Park

London Legacy Development Corporation
Level 9
5 Endeavour Square

Stratford
London
E20 1JN

Mobile: s40

Email: s40 [londonlegacy.co.uk](mailto:s40@londonlegacy.co.uk)

Web: www.queenelizabetholympicpark.co.uk/planning-authority

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www.QueenElizabethOlympicPark.co.uk

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From: s40 <s40@gmail.com>

Sent: Monday, December 11, 2023 11:27 AM

To: s40 <s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>; Anthony Hollingsworth
<AnthonyHollingsworth@londonlegacy.co.uk>

Subject: Re: Central House, 32- 66 High Street Stratford, E15

s40 thank you for your update. But it sounds like things haven't really moved on for the Corporation since your update to me in August. We are now 4 months on, and the clock is ticking (in terms of the 4 year rule).

Can I suggest you serve the Enforcement Notice (if its not too late already), and then continue the legal deliberations? The worry for me and all the leaseholders and residents in Central House is that whilst you are in this "legal deliberation" phase, the 4 years would have passed. This will be an additional poor consequence for the Corporation to compound your earlier error.

I will be updating the residents and leaseholder at Central House tonight.

Regards,

s40

On Mon, 11 Dec 2023 at 11:15, s40 <s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email. As discussed earlier the prior approval which was granted to include the conversion of the cycle storage to flats were presented to the corporation without adequate details and PCN has been issued to the landowner through their agent, however they have initially failed to adequately respond to this request.

We have subsequently written them a letter via our legal team, stating that a breach of planning condition from the original planning permission has taken place, as they have failed to provide adequate cycle storage and enforcement action could be taken if they did not respond to the PCN within 21 days.

We need to be able to fully establish the facts before we can take formal enforcement action and/or

work towards a pro-active solution to resolve this matter. We will update as matters progress.

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9

5 Endeavour Square

Stratford London. E20 1JN

Mobile: s40

Email: s40@londonlegacy.co.uk

Web: www.queenelizabetholympicpark.co.uk/planning-authority

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From: s40 <s40@gmail.com>

Sent: Sunday, December 10, 2023 9:05 AM

To: s40 <s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>; Anthony Hollingsworth

<AnthonyHollingsworth@londonlegacy.co.uk>

Subject: Re: Central House, 32- 66 High Street Stratford, E15

s40 sorry to chase, but any further updates?

I am meeting the leaseholders of Central House tomorrow and need to update them on why the Corporation allowed their bicycle store to be fraudulently converted into a flat, and if the Corporation will be taking enforcement action to rectify the situation.

Many thanks,

s40

On Thu, 23 Nov 2023 at 13:14, s40 <s40@gmail.com> wrote:

| Thanks for the update s40

As mentioned before, I know the legal parameters around Prior Approvals. The application was incorrect to begin with, because the cycle storage area was a residential use. It was not in B1 office use. Therefore whatever decision the LLDC made was based on the information presented to them. If that information was flawed from the outset, then the decision is a nullity.

The LLDC of course should have picked up the planning condition that the cycle storage should have always been retained for residential purposes, when they assessed the application. However, the failure to do so isn't fatal in recognising the Prior Approval granted has been invalidated by the false information included with the submission.

I am sure your legal department will agree. But I am also concerned that the time limit for taking action might soon be passed (4 years) if it hasn't already. Therefore I would urge you to issue the enforcement notice to stop the clock and then continue to have any legal arguments after that.

The LLDC have already made the mistake regarding the planning condition which should have been considered when the Prior Approval was granted. You may still have time to rectify the matter through an enforcement notice. Please do not let this situation slip.

I have copied in Anthony to make him aware.

Regards,

s40

On Thu, 23 Nov 2023 at 12:39, s40 <s40@londonlegacy.co.uk> wrote:

Hello s40

Hope you are well. we are currently liaising with our legal team on the way forward as the applicant maintained that the proposal for the change of use was approved by LLDC. Kindly bear with us, I will update you when we have reached decision.

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9

5 Endeavour Square

Stratford London. E20 1JN

Mobile: s40

Email: s40@londonlegacy.co.uk

Web: www.queenelizabetholympicpark.co.uk/planning-authority

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MAYOR OF LONDON

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From: s40 <s40@gmail.com>
Sent: Thursday, November 23, 2023 10:48 AM
To: s40 <s40@londonlegacy.co.uk>
Cc: s40 <s40@londonlegacy.co.uk>
Subject: Re: Central House, 32- 66 High Street Stratford, E15

Sorry to chase, but is there an update please?

Many thanks,

s40

On Sat, 18 Nov 2023 at 14:57, s40 <s40@gmail.com> wrote:

s40 is there any further updates on this one please?

Many thanks,

s40

On Tue, 26 Sept 2023 at 20:55, s40 <s40@gmail.com> wrote:

s40 thanks for the update.

I'm just anxious that we don't run out of time. The 4 years since the flats have been there must be very close.

Many thanks,

s40

On Tue, 26 Sept 2023 at 13:30, s40 <s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email, I was away on annual leave on Friday. We have sent a contravention notice to the applicant via their agent, and they have acknowledged the receipt of the notice which they promise to respond to asap.

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9

5 Endeavour Square

Stratford London. E20 1JN

Mobile: s40

Email: s40 [londonlegacy.co.uk](mailto:s40@londonlegacy.co.uk)

Web: www.queenelizabetholympicpark.co.uk/planning-authority

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-

From: s40 <s40@gmail.com>

Sent: Friday, September 22, 2023 3:27 PM

To: s40 <s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>

Subject: Re: Central House, 32- 66 High Street Stratford, E15

Sorry to chase s40

But any updates please?

Many thanks,

s40

On Thu, 14 Sept 2023 at 19:17, s40 <s40@gmail.com> wrote:

Hi s40

Is there any update on how you are getting on?

Many thanks,

s40

On Tue, 15 Aug 2023 at 10:04, s40 <s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email. We are currently working on the way forward and would be discussing with our legal team for guidance. I will update you very soon.

Regards

s40

From: s40 <s40@gmail.com>
Sent: Monday, August 14, 2023 9:12 PM
To: s40 <s40@londonlegacy.co.uk>
Cc: s40 <s40@londonlegacy.co.uk>
Subject: Re: Central House, 32- 66 High Street Stratford, E15

Thanks for sending this through s40

It makes very interesting reading. Clearly when they applied in 2016 and in 2019 they didn't declare the cycle parking area as being in residential use. What is also interesting is condition 16 of the original consent for the conversion of the building into residential use. You will note that it says the cycle parking area should be retained for residential use.

This renders the 2 prior approvals as invalid (in my opinion).

I can try and dig up the relevant case law, but essentially prior approvals are asking the Council whether the information provided to them is a permitted development. The Local Planning Authority is making a decision based on the information submitted to them. If the information is incorrect (which we believe to be the case here), then they cannot rely on the decision made by the Local Planning Authority (to grant Prior Approval). So essentially the entirety of the conversion is not a permitted development (the entire 17 flats),.What has been built is unlawful,.

The next question is do the flats become lawful by the 4 year rule?. Well the Prior Approval was granted in March 2019. Therefore we are in year 4 now. But I am guessing the flats were not completed straight away, as there was a ventilation condition that needed to be discharged, which would have delayed implementation. I couldn't find the details to discharge of this condition on the website, so unsure if they even applied to discharge it. In addition, we know the conversion of the cycle store has only just happened. Even then it is being used as Air B n B accommodation, so it could be argued that this is not even a C3 use but a C1 use. Again this would invalidate the Prior Approval.

Also, given the Condition relating the cycle store, it could be argued that 10 years applies (breach of condition) rather than the 4 years. Maybe one for the lawyers at LLDC to advise on?

But I suspect you may not want to get into these arguments and may want to issue the Enforcement Notice quite quickly to "stop the clock" on the 4 year argument.

Anyway, good luck with this. And thank you for involving me. I am only too glad to assist.

Regards,

s40

On Mon, 14 Aug 2023 at 13:47, s40 <s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email. The approved ground floor plan for Planning application P/99/1054 (Newham Council) show the cycle storage and the approved prior approvals with ref 16/00377/PNCOU and 19/00009/PNCOU (LLDC) proposed to convert the cycle storage to residential flats.

I hope this is useful.

Kind regards

s40

From: s40 <s40@gmail.com>

Sent: Friday, August 11, 2023 10:16 PM

To: s40 <s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>

Subject: Re: Central House, 32- 66 High Street Stratford, E15

s40 thank you for your email.

The only attachment I had was a screenshot which identified the location of the cycle store. I have attached again, but I think this might not be needed as you have now apparently identified it from the approved drawings.

Incidentally, I tried searching for the relevant Prior Approvals on your website and nothing came up. Have you got the relevant reference numbers and I can see if I can assist you guys further with the legal planning status of what they have done.

Regards,

s40

On Thu, 10 Aug 2023 at 13:21, s40 <s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email regarding the property at the above subject address. The case has now been allocated to me, my principle and I have been looking into this planning history and we can see that the cycle storage as shown on the previously approved ground floor Plan with ref. no. 99.2857.222.4.k was included in the prior approval that was granted by LLDC. We have prioritise this case and would be investigating the planning history and update you very

soon.

Meanwhile kindly copy me when you email the requested details in the email below from the planning team.

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9

5 Endeavour Square

Stratford London. E20 1JN

Mobile: s40

Email: s40@londonlegacy.co.uk

Web: www.queenelizabetholympicpark.co.uk/planning-authority

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From: s40 <s40@londonlegacy.co.uk>

Sent: Thursday, August 10, 2023 11:54 AM

To: s40 <s40@londonlegacy.co.uk>

Cc: Planning Enquiries <planningenquiries@londonlegacy.co.uk>

Subject: FW: Central House, 32- 66 High Street Stratford, E15

Hi s40

See email below, he hasn't responded to us yet.

s40 when you receive the attachments from s40 please can you forward onto s40 who is managing the Enforcement.

Thanks

s40

From: Planning Enquiries

Sent: Wednesday, August 9, 2023 4:46 PM

To: s40 <s40@gmail.com>

Cc: Planning Enquiries <planningenquiries@londonlegacy.co.uk>

Subject: RE: Central House, 32- 66 High Street Stratford, E15

Hi s40

Thank you for your email, we have set up an Enforcement reference ENF/23/00018 to investigate this further. An officer will be allocated and be in touch.

In meantime, can you resend any attachments as we don't appear to have received them? Please note we have a limit of around 5MB, but you can send us a Wettransfer link if you prefer.

Thanks

s40

[REDACTED] (he/him)

Planning Policy and Decisions Team

London Legacy Development Corporation
Level 9, 5 Endeavour Square
Stratford, London
E20 1JN

The LLDC Planning Policy & Decisions Team (PPDT) will cease its function as local planning authority for the LLDC area from **midnight on the 30th November 2024. The statutory responsibility will then be handed back to the relevant local authorities. For up to date information please see PPDT's dedicated **Transfer of Planning Powers webpage** - <https://www.queenelizabetholympicpark.co.uk/planning-authority/transfer-of-planning-powers>.*

From: s40 <s40@gmail.com>

Sent: Wednesday, August 2, 2023 1:31 PM

To: Planning Enquiries <planningenquiries@londonlegacy.co.uk>

Subject: Re: Central House, 32- 66 High Street Stratford, E15

Please can I have an update on this matter?

Many thanks

s40

On Sat, 29 Jul 2023, 09:27 s40 <s40@gmail.com> wrote:

Dear LLDC,

Please can you investigate this potential planning enforcement case.

I attach the plan I originally sent to Newham Council when I initially raised the matter with them.

Regards,

s40

----- Forwarded message -----

From: **Planning Enforcement** <Planning.Enforcement@newham.gov.uk>
Date: Mon, 17 Jul 2023 at 11:19
Subject: RE: Central House, 32- 66 High Street Stratford, E15
To: s40 <s40@gmail.com>
Cc: s40 <s40@onesource.co.uk>

Dear s40

Thank you for your email.

The address in question is located within The London Legacy Development Corporation Planning Authority area.

For this reason, you are required to contact The London Legacy Development Corporation directly. Please find the link below:
<https://www.queenelizabetholympicpark.co.uk/planning-authority>

Regards,

s40 | Senior Planner
Inclusive Economy and Housing
London Borough of Newham
Newham Dockside | 1000 Dockside Road | London E16 2QU

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*This email constitutes my professional opinion only, and does not act as a guarantee of planning permission or confirmation of lawfulness.

Newham Council has adopted an ambitious programme: **Building a Fairer Newham.**
[Read more here and watch here](#)

From: s40 <s40@gmail.com>
Sent: 14 July 2023 19:42
To: s40 <s40@oneSource.co.uk>; Planning Enforcement <Planning.Enforcement@newham.gov.uk>
Subject: Fwd: Central House, 32- 66 High Street Stratford, E15

s40 as s40 has left, can you assist the Enforcement Team with this?

Many thanks,

s40

----- Forwarded message -----

From: s40 <s40@gmail.com>
Date: Fri, 14 Jul 2023 at 19:38
Subject: Central House, 32- 66 High Street Stratford, E15
To: <Planning.enforcement@newham.gov.uk>
Cc: <s40@newham.gov.uk>

I wish to report a serious breach of planning control.

I cannot locate the relevant Prior Approval on your website, but I understand that Prior Approval was granted in the last 3 years for the conversion of the ground floor office (which used to be occupied by Barratt East London) into residential use under the previous Class O.

The conversion was carried out and the flats built.

It has since come to my attention that the Prior Approval also included an area on the ground floor identified for "cycle parking". This was in the process of being converted, when I realised that an error has occurred. This is because the cycle parking is in fact for residential use. It was never in office use. The cycle parking served the flats in the block.

Given this, the Prior Approval should have been refused if you were made aware of it. However, as the applicants were disingenuous with their Notification, it means the entire development (including all the flats on the ground floor that have been built) are unlawful.

Please can you look into this?

I have copied in **s40** [REDACTED] As you will need to liaise with her to appreciate the unauthorised nature of what has happened.

I also attach a screen shot to identify the ground floor flats and the cycle storage area.

Regards

s40

This communication is sent by oneSource on behalf of the London Borough of Havering or the London Borough of Newham. The views expressed in it are not necessarily the views of any of the councils.

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This email has been scanned by the Symantec Email [Security.cloud](#) service.
For more information please visit <http://www.symanteccloud.com>

This communication and the information it contains is intended for the

From: s40
To: s40 s40
Cc: s40
Subject: RE: Central House, 32- 66 High Street Stratford, E15
Date: 15 December 2023 17:40:00
Attachments: [image001.png](#)
[image002.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

Yes that sounds great, thanks s40

Kind regards,

s40

From: s40 <s40@pinsentmasons.com>
Sent: Friday, December 15, 2023 5:40 PM
To: s40 <s40@londonlegacy.co.uk>; s40
<s40@londonlegacy.co.uk>
Cc: s40 <s40@pinsentmasons.com>
Subject: RE: Central House, 32- 66 High Street Stratford, E15

Hi s40

Sure, that's fine. Is Monday 2pm ok? I'll put something in the diary.

Thanks

s40

Associate

☎ s40

📱 s40

For Pinsent Masons LLP

Pinsent Masons supports agile working, so please don't feel you need to respond to this email outside your working hours.



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business with law at the core

From: s40 <s40@londonlegacy.co.uk>
Sent: Friday, December 15, 2023 5:38 PM
To: s40 <s40@pinsentmasons.com>; s40
<s40@londonlegacy.co.uk>
Cc: s40 <s40@pinsentmasons.com>
Subject: [EXTERNAL] RE: Central House, 32- 66 High Street Stratford, E15

Hi s40

I'm happy to meet in Mo's absence next week if it would be helpful. I'm just conscious we have quite a vociferous complainant and there is the point about when this might become immune if we were minded to take enforcement action, so it might be good to have a bit of a plan of action prior to the break if possible.

I'm available Monday pm, Tuesday am and Wednesday am if any of those would work?

Kind regards,

s40

From: s40 <s40@pinsentmasons.com>
Sent: Friday, December 15, 2023 5:34 PM
To: s40 <s40@londonlegacy.co.uk>
Cc: s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>
Subject: RE: Central House, 32- 66 High Street Stratford, E15

Hi s40

I agree and we'd be happy to do so – should we schedule something for the NY given annual leave?

Thanks

s40
Associate
📞 s40
📱 s40



For Pinsent Masons LLP

Pinsent Masons supports agile working, so please don't feel you need to respond to this email outside your working hours.

From: s40 <s40@londonlegacy.co.uk>
Sent: Friday, December 15, 2023 4:10 PM
To: s40 <s40@pinsentmasons.com>
Cc: s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>
Subject: [EXTERNAL] RE: Central House, 32- 66 High Street Stratford, E15

Hi s40

I think it would be a good idea to have a chat about the options we have in this situation, please let me know when you would be available for a teams meeting. I am on annual leave next week.

Kind regards

s40

From: s40 <s40@pinsentmasons.com>
Sent: Wednesday, December 13, 2023 4:38 PM
To: s40 <s40@londonlegacy.co.uk>
Cc: s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>
Subject: RE: Central House, 32- 66 High Street Stratford, E15

Hi s40

Please see attached we've received from the developer's planner.

Please let me know if you have any comments in response to any of this information/disagree with anything. If you'd like to have a call then please let me know.

Thanks

s40

[REDACTED]

Associate

[REDACTED]

[REDACTED]

For Pinsent Masons LLP

Pinsent Masons supports agile working, so please don't feel you need to respond to this email outside your working hours.



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business with law at the core

From: s40 <s40@londonlegacy.co.uk>
Sent: Monday, December 11, 2023 12:21 PM
To: s40 <s40@pinsentmasons.com>
Cc: s40 <s40@londonlegacy.co.uk>
Subject: [EXTERNAL] FW: Central House, 32- 66 High Street Stratford, E15

Hello s40

Please see the trails of emails below between s40 & I and the complainant at central house. We believe we need to be able to fully establish the facts before we can take formal enforcement action or agree a reasonable solution to the situation. I am not quite sure if what they are saying about the 4yrs vs 10 yr rule is true as I believe the issue we have here is a breach of planning condition and the 10 years rule should be considered here.

Please kindly advise us.

Kind regards

s40

From: s40 <s40@gmail.com>
Sent: Monday, December 11, 2023 12:02 PM
To: s40 <s40@londonlegacy.co.uk>
Cc: s40 <s40@londonlegacy.co.uk>; Anthony Hollingsworth <AnthonyHollingsworth@londonlegacy.co.uk>
Subject: Re: Central House, 32- 66 High Street Stratford, E15

s40

I am a qualified planner and know how the legislation works.

The 4 year rule trumps the 10 year rule. Your lawyers will eventually tell you this. Given we are very close to the end of the 4 years (when this complaint was originally made) my concern is the inertia that the Corporation has shown. It is quite possible that the 4 years have now passed. If this is the case, then I am sure there would be serious implications.

Please can you check with your lawyers urgently? They will confirm what I have just told you.

Regards,

s40

On Mon, 11 Dec 2023 at 11:40, s40 <s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email.

Whilst I note the 4 year rule as you outline below, as s40 set out there is also a breach of condition here due to the failure to ensure adequate cycle storage is provided (10 year rule from the moment any breach will of occurred). As she noted, we need to establish the facts and ensure that any actions we take are reasonable and proportionate before we identify the best way forward if we are to take formal enforcement action, and we are taking appropriate legal advice on an ongoing basis.

As I am sure you will appreciate planning enforcement can be incredibly complicated, particularly where there are overlapping issues such as this. So please bear with us on this one.

I'm happy to discuss if it would be helpful.

Kind regards,

s40 (He/Him)

Team Leader – Development Management - Planning Policy & Decisions Team
Queen Elizabeth Olympic Park

London Legacy Development Corporation
Level 9
5 Endeavour Square
Stratford
London
E20 1JN

Mobile: s40

Email: s40@londonlegacy.co.uk

Web: www.queenelizabetholympicpark.co.uk/planning-authority

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www.QueenElizabethOlympicPark.co.uk

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From: s40 <s40@gmail.com>

Sent: Monday, December 11, 2023 11:27 AM

To: s40 <s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>; Anthony Hollingsworth <AnthonyHollingsworth@londonlegacy.co.uk>

Subject: Re: Central House, 32- 66 High Street Stratford, E15

s40 thank you for your update. But it sounds like things haven't really moved on for the Corporation since your update to me in August. We are now 4 months on, and the clock is ticking (in terms of the 4

year rule).

Can I suggest you serve the Enforcement Notice (if its not too late already), and then continue the legal deliberations? The worry for me and all the leaseholders and residents in Central House is that whilst you are in this "legal deliberation" phase, the 4 years would have passed. This will be an additional poor consequence for the Corporation to compound your earlier error.

I will be updating the residents and leaseholder at Central House tonight.

Regards,

s40

On Mon, 11 Dec 2023 at 11:15, s40 <s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email. As discussed earlier the prior approval which was granted to include the conversion of the cycle storage to flats were presented to the corporation without adequate details and PCN has been issued to the landowner through their agent, however they have initially failed to adequately respond to this request.

We have subsequently written them a letter via our legal team, stating that a breach of planning condition from the original planning permission has taken place, as they have failed to provide adequate cycle storage and enforcement action could be taken if they did not respond to the PCN within 21 days.

We need to be able to fully establish the facts before we can take formal enforcement action and/or work towards a pro-active solution to resolve this matter. We will update as matters progress.

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9

5 Endeavour Square

Stratford London. E20 1JN

Mobile: s40

Email: s40@londonlegacy.co.uk

Web: www.queenelizabetholympicpark.co.uk/planning-authority

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From: s40 <s40@gmail.com>

Sent: Sunday, December 10, 2023 9:05 AM

To: s40 <s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>; Anthony Hollingsworth <AnthonyHollingsworth@londonlegacy.co.uk>

Subject: Re: Central House, 32- 66 High Street Stratford, E15

s40 sorry to chase, but any further updates?

I am meeting the leaseholders of Central House tomorrow and need to update them on why the Corporation allowed their bicycle store to be fraudulently converted into a flat, and if the Corporation will be taking enforcement action to rectify the situation.

Many thanks,

s40

On Thu, 23 Nov 2023 at 13:14, s40 <s40@gmail.com> wrote:

Thanks for the update s40

As mentioned before, I know the legal parameters around Prior Approvals. The application was incorrect to begin with, because the cycle storage area was a residential use. It was not in B1 office use. Therefore whatever decision the LLDC made was based on the information presented to them. If that information was flawed from the outset, then the decision is a nullity.

The LLDC of course should have picked up the planning condition that the cycle storage should have always been retained for residential purposes, when they assessed the application. However, the failure to do so isn't fatal in recognising the Prior Approval granted has been invalidated by the false information included with the submission.

I am sure your legal department will agree. But I am also concerned that the time limit for taking action might soon be passed (4 years) if it hasn't already. Therefore I would urge you to issue the enforcement notice to stop the clock and then continue to have any legal arguments after that.

The LLDC have already made the mistake regarding the planning condition which should have been considered when the Prior Approval was granted. You may still have time to rectify the matter through an enforcement notice. Please do not let this situation slip.

I have copied in Anthony to make him aware.

Regards,

s40

On Thu, 23 Nov 2023 at 12:39, s40 <s40@londonlegacy.co.uk> wrote:

Hello s40

Hope you are well. we are currently liaising with our legal team on the way forward as the applicant maintained that the proposal for the change of use was approved by LLDC. Kindly bear with us, I will update you when we have reached decision.

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9

5 Endeavour Square

Stratford London. E20 1JN

Mobile: s40

Email: s40 [londonlegacy.co.uk](mailto:s40@londonlegacy.co.uk)

Web: www.queenelizabetholympicpark.co.uk/planning-authority

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From: s40 <s40@gmail.com>

Sent: Thursday, November 23, 2023 10:48 AM

To: s40 <s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>

Subject: Re: Central House, 32- 66 High Street Stratford, E15

Sorry to chase, but is there an update please?

Many thanks,

s40

On Sat, 18 Nov 2023 at 14:57, s40 <s40@gmail.com> wrote:

s40 is there any further updates on this one please?

Many thanks,

s40

On Tue, 26 Sept 2023 at 20:55, s40 <s40@gmail.com> wrote:

s40 thanks for the update.

I'm just anxious that we don't run out of time. The 4 years since the flats have been there must be very close.

Many thanks,

s40

On Tue, 26 Sept 2023 at 13:30, s40 <s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email, I was away on annual leave on Friday. We have sent a contravention notice to the applicant via their agent, and they have acknowledged the receipt of the notice which they promise to respond to asap.

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9

5 Endeavour Square

Stratford London. E20 1JN

Mobile: s40

Email: s40@londonlegacy.co.uk

Web: www.queenelizabetholympicpark.co.uk/planning-authority

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-

From: s40 <s40@gmail.com>

Sent: Friday, September 22, 2023 3:27 PM

To: s40 <s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>

Subject: Re: Central House, 32- 66 High Street Stratford, E15

Sorry to chase s40

But any updates please?

Many thanks,

s40

On Thu, 14 Sept 2023 at 19:17, s40 <s40@gmail.com> wrote:

Hi s40

Is there any update on how you are getting on?

Many thanks,

s40

On Tue, 15 Aug 2023 at 10:04, s40 <s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email. We are currently working on the way forward and would be discussing with our legal team for guidance. I will update you very soon.

Regards

s40

From: s40 <s40@gmail.com>

Sent: Monday, August 14, 2023 9:12 PM

To: s40 <s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>

Subject: Re: Central House, 32- 66 High Street Stratford, E15

Thanks for sending this through s40

It makes very interesting reading. Clearly when they applied in 2016 and in 2019 they didn't declare the cycle parking area as being in residential use. What is also interesting is condition 16 of the original consent for the conversion of the building into residential use. You will note that it says the cycle parking area should be retained for residential use.

This renders the 2 prior approvals as invalid (in my opinion).

I can try and dig up the relevant case law, but essentially prior approvals are asking the Council whether the information provided to them is a permitted development. The Local Planning Authority is making a decision based on the information submitted to them. If the information is incorrect (which we believe to be the case here), then they cannot rely on the decision made by the Local Planning Authority (to grant Prior Approval). So essentially the entirety of the conversion is not a permitted development (the entire 17 flats),.What has been built is unlawful,.

The next question is do the flats become lawful by the 4 year rule?. Well the Prior

Approval was granted in March 2019. Therefore we are in year 4 now. But I am guessing the flats were not completed straight away, as there was a ventilation condition that needed to be discharged, which would have delayed implementation. I couldn't find the details to discharge of this condition on the website, so unsure if they even applied to discharge it. In addition, we know the conversion of the cycle store has only just happened. Even then it is being used as Air B n B accommodation, so it could be argued that this is not even a C3 use but a C1 use. Again this would invalidate the Prior Approval.

Also, given the Condition relating the cycle store, it could be argued that 10 years applies (breach of condition) rather than the 4 years. Maybe one for the lawyers at LLDC to advise on?

But I suspect you may not want to get into these arguments and may want to issue the Enforcement Notice quite quickly to "stop the clock" on the 4 year argument.

Anyway, good luck with this. And thank you for involving me. I am only too glad to assist.

Regards,

s40

On Mon, 14 Aug 2023 at 13:47, s40 <s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email. The approved ground floor plan for Planning the application P/99/1054 (Newham Council) show the cycle storage and the approved prior approvals with ref 16/00377/PNCOU and 19/00009/PNCOU (LLDC) proposed to convert the cycle storage to residential flats.

I hope this is useful.

Kind regards

s40

From: s40 <s40@gmail.com>

Sent: Friday, August 11, 2023 10:16 PM

To: s40 <s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>

Subject: Re: Central House, 32- 66 High Street Stratford, E15

s40 thank you for your email.

The only attachment I had was a screenshot which identified the location of the cycle store. I have attached again, but I think this might not be needed as you

have now apparently identified it from the approved drawings.

Incidentally, I tried searching for the relevant Prior Approvals on your website and nothing came up. Have you got the relevant reference numbers and I can see if I can assist you guys further with the legal planning status of what they have done.

Regards,

s40

On Thu, 10 Aug 2023 at 13:21, s40
<s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email regarding the property at the above subject address. The case has now been allocated to me, my principle and I have been looking into this planning history and we can see that the cycle storage as shown on the previously approved ground floor Plan with ref. no. 99.2857.222.4.k was included in the prior approval that was granted by LLDC. We have prioritise this case and would be investigating the planning history and update you very soon.

Meanwhile kindly copy me when you email the requested details in the email below from the planning team.

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9

5 Endeavour Square

Stratford London. E20 1JN

Mobile: s40

Email: s40@londonlegacy.co.uk

Web: www.queenelizabetholympicpark.co.uk/planning-authority

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From: s40 <s40@londonlegacy.co.uk>

Sent: Thursday, August 10, 2023 11:54 AM
To: s40 <s40@londonlegacy.co.uk>
Cc: Planning Enquiries <planningenquiries@londonlegacy.co.uk>
Subject: FW: Central House, 32- 66 High Street Stratford, E15

Hi s40

See email below, he hasn't responded to us yet.

s40 when you receive the attachments from s40 please can you forward onto s40 who is managing the Enforcement.

Thanks

s40

From: Planning Enquiries
Sent: Wednesday, August 9, 2023 4:46 PM
To: s40 <s40@gmail.com>
Cc: Planning Enquiries <planningenquiries@londonlegacy.co.uk>
Subject: RE: Central House, 32- 66 High Street Stratford, E15

Hi s40

Thank you for your email, we have set up an Enforcement reference ENF/23/00018 to investigate this further. An officer will be allocated and be in touch.

In meantime, can you resend any attachments as we don't appear to have received them? Please note we have a limit of around 5MB, but you can send us a Wettransfer link if you prefer.

Thanks

s40

(he/him)

Planning Policy and Decisions Team
London Legacy Development Corporation
Level 9, 5 Endeavour Square
Stratford, London
E20 1JN

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From: s40 <s40@gmail.com>
Sent: Wednesday, August 2, 2023 1:31 PM
To: Planning Enquiries <planningenquiries@londonlegacy.co.uk>
Subject: Re: Central House, 32- 66 High Street Stratford, E15

Please can I have an update on this matter?

Many thanks

s40

On Sat, 29 Jul 2023, 09:27 s40 <s40@gmail.com> wrote:

Dear LLDC,

Please can you investigate this potential planning enforcement case.

I attach the plan I originally sent to Newham Council when I initially raised the matter with them.

Regards,

s40

----- Forwarded message -----

From: Planning Enforcement <Planning.Enforcement@newham.gov.uk>
Date: Mon, 17 Jul 2023 at 11:19
Subject: RE: Central House, 32- 66 High Street Stratford, E15
To: s40 <s40@gmail.com>
Cc: s40 <s40@onesource.co.uk>

Dear s40

Thank you for your email.

The address in question is located within The London Legacy Development Corporation Planning Authority area.

For this reason, you are required to contact The London Legacy Development Corporation directly. Please find the link below:
<https://www.queenelizabetholympicpark.co.uk/planning-authority>

Regards,

s40 | Senior Planner
Inclusive Economy and Housing
London Borough of Newham
Newham Dockside | 1000 Dockside Road | London E16 2QU

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*This email constitutes my professional opinion only, and does not act as a guarantee of planning permission or confirmation of lawfulness.

Newham Council has adopted an ambitious programme: Building a Fairer Newham.

[Read more here and watch here](#)

From: s40 <s40@gmail.com>
Sent: 14 July 2023 19:42
To: s40 <s40@oneSource.co.uk>; Planning Enforcement <Planning.Enforcement@newham.gov.uk>
Subject: Fwd: Central House, 32- 66 High Street Stratford, E15

s40 as s40 has left, can you assist the Enforcement Team with this?

Many thanks,

s40

----- Forwarded message -----

From: s40 <s40@gmail.com>
Date: Fri, 14 Jul 2023 at 19:38
Subject: Central House, 32- 66 High Street Stratford, E15
To: <Planning.enforcement@newham.gov.uk>
Cc: <s40@newham.gov.uk>

I wish to report a serious breach of planning control.

I cannot locate the relevant Prior Approval on your website, but I understand that Prior Approval was granted in the last 3 years for the conversion of the ground floor office (which used to be occupied by Barratt East London) into residential use under the previous Class O.

The conversion was carried out and the flats built.

It has since come to my attention that the Prior Approval also included an area on the ground floor identified for "cycle parking". This was in the process of being converted, when I realised that an error has occurred. This is because the cycle parking is in fact for residential use. It was never in office use. The cycle parking served the flats in the block.

Given this, the Prior Approval should have been refused if you were made aware of it. However, as the applicants were disingenuous with their Notification, it means the entire development (including all the flats on the ground floor that have been built) are unlawful.

Please can you look into this?

I have copied in s40 As you will need to liaise with her to appreciate the unauthorised nature of what has happened.

I also attach a screen shot to identify the ground floor flats and the cycle storage area.

Regards

s40

From: s40
To: s40 s40
Cc: s40
Subject: RE: Central House, 32- 66 High Street Stratford, E15
Date: 15 December 2023 19:15:43
Attachments: [image001.png](#)
[image002.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

Thank you both for picking this up.

Regards

s40

From: s40 <s40@londonlegacy.co.uk>
Sent: Friday, December 15, 2023 5:41 PM
To: s40 <s40@pinsentmasons.com>; s40 <s40@londonlegacy.co.uk>
Cc: s40 <s40@pinsentmasons.com>
Subject: RE: Central House, 32- 66 High Street Stratford, E15

Yes that sounds great, thanks s40

Kind regards,

s40

From: s40 <s40@pinsentmasons.com>
Sent: Friday, December 15, 2023 5:40 PM
To: s40 <s40@londonlegacy.co.uk>; s40 <s40@londonlegacy.co.uk>
Cc: s40 <s40@pinsentmasons.com>
Subject: RE: Central House, 32- 66 High Street Stratford, E15

Hi s40

Sure, that's fine. Is Monday 2pm ok? I'll put something in the diary.

Thanks

s40

Associate

☎ s40

📱 s40

For Pinsent Masons LLP

Pinsent Masons supports agile working, so please don't feel you need to respond to this email outside your working hours.



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business with law at the core

From: s40 <s40@londonlegacy.co.uk>
Sent: Friday, December 15, 2023 5:38 PM
To: s40 <s40@pinsentmasons.com>; s40

<s40 [REDACTED] londonlegacy.co.uk>
Cc: s40 [REDACTED] <s40 [REDACTED] pinsentmasons.com>
Subject: [EXTERNAL] RE: Central House, 32- 66 High Street Stratford, E15

Hi s40 [REDACTED]

I'm happy to meet in Mo's absence next week if it would be helpful. I'm just conscious we have quite a vociferous complainant and there is the point about when this might become immune if we were minded to take enforcement action, so it might be good to have a bit of a plan of action prior to the break if possible.

I'm available Monday pm, Tuesday am and Wednesday am if any of those would work?

Kind regards,

s40 [REDACTED]

From: s40 [REDACTED] <s40 [REDACTED] pinsentmasons.com>
Sent: Friday, December 15, 2023 5:34 PM
To: s40 [REDACTED] <s40 [REDACTED] londonlegacy.co.uk>
Cc: s40 [REDACTED] <s40 [REDACTED] londonlegacy.co.uk>; s40 [REDACTED] <s40 [REDACTED] pinsentmasons.com>
Subject: RE: Central House, 32- 66 High Street Stratford, E15

Hi s40 [REDACTED]

I agree and we'd be happy to do so – should we schedule something for the NY given annual leave?

Thanks

s40 [REDACTED]
Associate
📞 s40 [REDACTED]
📱 s40 [REDACTED]

For Pinsent Masons LLP

Pinsent Masons supports agile working, so please don't feel you need to respond to this email outside your working hours.



From: s40 [REDACTED] <s40 [REDACTED] londonlegacy.co.uk>
Sent: Friday, December 15, 2023 4:10 PM
To: s40 [REDACTED] <s40 [REDACTED] pinsentmasons.com>
Cc: s40 [REDACTED] <s40 [REDACTED] londonlegacy.co.uk>; s40 [REDACTED] <s40 [REDACTED] pinsentmasons.com>
Subject: [EXTERNAL] RE: Central House, 32- 66 High Street Stratford, E15

Hi s40 [REDACTED]

I think it would be a good idea to have a chat about the options we have in this situation, please let me know when you would be available for a teams meeting. I am on annual leave next week.

Kind regards

s40 [REDACTED]

From: s40 [REDACTED] <s40 [REDACTED] pinsentmasons.com>

Sent: Wednesday, December 13, 2023 4:38 PM

To: s40 <s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>; s40 <s40@pinsentmasons.com>

Subject: RE: Central House, 32- 66 High Street Stratford, E15

Hi s40

Please see attached we've received from the developer's planner.

Please let me know if you have any comments in response to any of this information/disagree with anything. If you'd like to have a call then please let me know.

Thanks

s40

Associate

Phone: s40

Mobile: s40

For Pinsent Masons LLP

Pinsent Masons supports agile working, so please don't feel you need to respond to this email outside your working hours.



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From: s40 <s40@londonlegacy.co.uk>

Sent: Monday, December 11, 2023 12:21 PM

To: s40 <s40@pinsentmasons.com>

Cc: s40 <s40@londonlegacy.co.uk>

Subject: [EXTERNAL] FW: Central House, 32- 66 High Street Stratford, E15

Hello s40

Please see the trails of emails below between s40 & I and the complainant at central house. We believe we need to be able to fully establish the facts before we can take formal enforcement action or agree a reasonable solution to the situation. I am not quite sure if what they are saying about the 4yrs vs 10 yr rule is true as I believe the issue we have here is a breach of planning condition and the 10 years rule should be considered here.

Please kindly advise us.

Kind regards

s40

From: s40 <s40@gmail.com>

Sent: Monday, December 11, 2023 12:02 PM

To: s40 <s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>; Anthony Hollingsworth <AnthonyHollingsworth@londonlegacy.co.uk>

Subject: Re: Central House, 32- 66 High Street Stratford, E15

s40

I am a qualified planner and know how the legislation works.

The 4 year rule trumps the 10 year rule. Your lawyers will eventually tell you this. Given we are very close to the end of the 4 years (when this complaint was originally made) my concern is the inertia that the Corporation has shown. It is quite possible that the 4 years have now passed. If this is the case, then I am sure there would be serious implications.

Please can you check with your lawyers urgently? They will confirm what I have just told you.

Regards,

s40

On Mon, 11 Dec 2023 at 11:40, s40 <s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email.

Whilst I note the 4 year rule as you outline below, as s40 set out there is also a breach of condition here due to the failure to ensure adequate cycle storage is provided (10 year rule from the moment any breach will of occurred). As she noted, we need to establish the facts and ensure that any actions we take are reasonable and proportionate before we identify the best way forward if we are to take formal enforcement action, and we are taking appropriate legal advice on an ongoing basis.

As I am sure you will appreciate planning enforcement can be incredibly complicated, particularly where there are overlapping issues such as this. So please bear with us on this one.

I'm happy to discuss if it would be helpful.

Kind regards,

s40 (He/Him)

Team Leader – Development Management - Planning Policy & Decisions Team
Queen Elizabeth Olympic Park

London Legacy Development Corporation
Level 9
5 Endeavour Square
Stratford
London
E20 1JN

Mobile: s40

Email: s40@londonlegacy.co.uk

Web: www.queenelizabetholympicpark.co.uk/planning-authority

Queen Elizabeth Olympic Park is now open. For more information please visit
www.QueenElizabethOlympicPark.co.uk

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From: s40 <s40@gmail.com>
Sent: Monday, December 11, 2023 11:27 AM
To: s40 <s40@londonlegacy.co.uk>
Cc: s40 <s40@londonlegacy.co.uk>; Anthony Hollingsworth <AnthonyHollingsworth@londonlegacy.co.uk>
Subject: Re: Central House, 32- 66 High Street Stratford, E15

s40 thank you for your update. But it sounds like things haven't really moved on for the Corporation since your update to me in August. We are now 4 months on, and the clock is ticking (in terms of the 4 year rule).

Can I suggest you serve the Enforcement Notice (if its not too late already), and then continue the legal deliberations? The worry for me and all the leaseholders and residents in Central House is that whilst you are in this "legal deliberation" phase, the 4 years would have passed. This will be an additional poor consequence for the Corporation to compound your earlier error.

I will be updating the residents and leaseholder at Central House tonight.

Regards,

s40

On Mon, 11 Dec 2023 at 11:15, s40 <s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email. As discussed earlier the prior approval which was granted to include the conversion of the cycle storage to flats were presented to the corporation without adequate details and PCN has been issued to the landowner through their agent, however they have initially failed to adequately respond to this request.

We have subsequently written them a letter via our legal team, stating that a breach of planning condition from the original planning permission has taken place, as they have failed to provide adequate cycle storage and enforcement action could be taken if they did not respond to the PCN within 21 days.

We need to be able to fully establish the facts before we can take formal enforcement action and/or work towards a pro-active solution to resolve this matter. We will update as matters progress.

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9

5 Endeavour Square

Stratford London. E20 1JN

Mobile: s40

Email: s40@londonlegacy.co.uk

Web: www.queenelizabetholympicpark.co.uk/planning-authority

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From: s40 <s40@gmail.com>

Sent: Sunday, December 10, 2023 9:05 AM

To: s40 <s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>; Anthony Hollingsworth <AnthonyHollingsworth@londonlegacy.co.uk>

Subject: Re: Central House, 32- 66 High Street Stratford, E15

s40 sorry to chase, but any further updates?

I am meeting the leaseholders of Central House tomorrow and need to update them on why the Corporation allowed their bicycle store to be fraudulently converted into a flat, and if the Corporation will be taking enforcement action to rectify the situation.

Many thanks,

s40

On Thu, 23 Nov 2023 at 13:14, s40 <s40@gmail.com> wrote:

Thanks for the update s40

As mentioned before, I know the legal parameters around Prior Approvals. The application was incorrect to begin with, because the cycle storage area was a residential use. It was not in B1 office use. Therefore whatever decision the LLDC made was based on the information presented to them. If that information was flawed from the outset, then the decision is a nullity.

The LLDC of course should have picked up the planning condition that the cycle storage should have always been retained for residential purposes, when they assessed the application. However, the failure to do so isn't fatal in recognising the Prior Approval granted has been invalidated by the false information included with the submission.

I am sure your legal department will agree. But I am also concerned that the time limit for taking action might soon be passed (4 years) if it hasn't already. Therefore I would urge you to issue the enforcement notice to stop the clock and then continue to have any legal arguments after that.

The LLDC have already made the mistake regarding the planning condition which should have been considered when the Prior Approval was granted. You may still have time to rectify the matter through an enforcement notice. Please do not let this situation slip.

I have copied in Anthony to make him aware.

Regards,

s40

On Thu, 23 Nov 2023 at 12:39, s40 <s40@londonlegacy.co.uk> wrote:

Hello s40

Hope you are well. we are currently liaising with our legal team on the way forward as the applicant maintained that the proposal for the change of use was approved by LLDC. Kindly bear with us, I will update you when we have reached decision.

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9

5 Endeavour Square

Stratford London. E20 1JN

Mobile: s40

Email: s40@londonlegacy.co.uk

Web: www.queenelizabetholympicpark.co.uk/planning-authority

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From: s40 <s40@gmail.com>

Sent: Thursday, November 23, 2023 10:48 AM

To: s40 <s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>

Subject: Re: Central House, 32- 66 High Street Stratford, E15

Sorry to chase, but is there an update please?

Many thanks,

s40

On Sat, 18 Nov 2023 at 14:57, s40 <s40@gmail.com> wrote:

s40 is there any further updates on this one please?

Many thanks,

s40

On Tue, 26 Sept 2023 at 20:55, s40 <s40@gmail.com> wrote:

s40 thanks for the update.

I'm just anxious that we don't run out of time. The 4 years since the flats have been there must be very close.

Many thanks,

s40

On Tue, 26 Sept 2023 at 13:30, s40 <s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email, I was away on annual leave on Friday. We have sent a contravention notice to the applicant via their agent, and they have acknowledged the receipt of the notice which they promise to respond to asap.

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9

5 Endeavour Square

Stratford London. E20 1JN

Mobile: s40

Email: s40@londonlegacy.co.uk

Web: www.queenelizabetholympicpark.co.uk/planning-authority

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-

From: s40 <s40@gmail.com>
Sent: Friday, September 22, 2023 3:27 PM
To: s40 <s40@londonlegacy.co.uk>
Cc: s40 <s40@londonlegacy.co.uk>
Subject: Re: Central House, 32- 66 High Street Stratford, E15

Sorry to chase s40

But any updates please?

Many thanks,

s40

On Thu, 14 Sept 2023 at 19:17, s40 <s40@gmail.com> wrote:

Hi s40

Is there any update on how you are getting on?

Many thanks,

s40

On Tue, 15 Aug 2023 at 10:04, s40 <s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email. We are currently working on the way forward and would be discussing with our legal team for guidance. I will update you very soon.

Regards

s40

From: s40 <s40@gmail.com>
Sent: Monday, August 14, 2023 9:12 PM
To: s40 <s40@londonlegacy.co.uk>
Cc: s40 <s40@londonlegacy.co.uk>
Subject: Re: Central House, 32- 66 High Street Stratford, E15

Thanks for sending this through s40

It makes very interesting reading. Clearly when they applied in 2016 and in 2019 they didn't declare the cycle parking area as being in residential use. What is also interesting is condition 16 of the original consent for the conversion of the building into residential use. You will note that it says the cycle parking area should be retained for residential use.

This renders the 2 prior approvals as invalid (in my opinion).

I can try and dig up the relevant case law, but essentially prior approvals are asking the Council whether the information provided to them is a permitted development. The Local Planning Authority is making a decision based on the information submitted to them. If the information is incorrect (which we believe to be the case here), then they cannot rely on the decision made by the Local Planning Authority (to grant Prior Approval). So essentially the entirety of the conversion is not a permitted development (the entire 17 flats),.What has been built is unlawful,.

The next question is do the flats become lawful by the 4 year rule?. Well the Prior Approval was granted in March 2019. Therefore we are in year 4 now. But I am guessing the flats were not completed straight away, as there was a ventilation condition that needed to be discharged, which would have delayed implementation. I couldn't find the details to discharge of this condition on the website, so unsure if they even applied to discharge it. In addition, we know the conversion of the cycle store has only just happened. Even then it is being used as Air B n B accommodation, so it could be argued that this is not even a C3 use but a C1 use. Again this would invalidate the Prior Approval.

Also, given the Condition relating the cycle store, it could be argued that 10 years applies (breach of condition) rather than the 4 years. Maybe one for the lawyers at LLDC to advise on?

But I suspect you may not want to get into these arguments and may want to issue the Enforcement Notice quite quickly to "stop the clock" on the 4 year argument.

Anyway, good luck with this. And thank you for involving me. I am only too glad to assist.

Regards,

s40

On Mon, 14 Aug 2023 at 13:47, s40
<s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email. The approved ground floor plan for Planning the application P/99/1054 (Newham Council) show the cycle storage and the approved prior approvals with ref 16/00377/PNCOU and 19/00009/PNCOU (LLDC) proposed to convert the cycle storage to residential flats.

I hope this is useful.

Kind regards

s40

From: s40 <s40@gmail.com>
Sent: Friday, August 11, 2023 10:16 PM
To: s40 <s40@londonlegacy.co.uk>
Cc: s40 <s40@londonlegacy.co.uk>
Subject: Re: Central House, 32- 66 High Street Stratford, E15

s40 thank you for your email.

The only attachment I had was a screenshot which identified the location of the cycle store. I have attached again, but I think this might not be needed as you have now apparently identified it from the approved drawings.

Incidentally, I tried searching for the relevant Prior Approvals on your website and nothing came up. Have you got the relevant reference numbers and I can see if I can assist you guys further with the legal planning status of what they have done.

Regards,

s40

On Thu, 10 Aug 2023 at 13:21, s40 <s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email regarding the property at the above subject address. The case has now been allocated to me, my principle and I have been looking into this planning history and we can see that the cycle storage as shown on the previously approved ground floor Plan with ref. no. 99.2857.222.4.k was included in the prior approval that was granted by LLDC. We have prioritise this case and would be investigating the planning history and update you very soon.

Meanwhile kindly copy me when you email the requested details in the email below from the planning team.

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9

5 Endeavour Square

Stratford London. E20 1JN

Mobile: s40

Email: s40@londonlegacy.co.uk

Web: www.queenelizabetholympicpark.co.uk/planning-authority

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dedicated **Transfer of Planning Powers webpage** -
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From: s40 <s40@londonlegacy.co.uk>
Sent: Thursday, August 10, 2023 11:54 AM
To: s40 <s40@londonlegacy.co.uk>
Cc: Planning Enquiries <planningenquiries@londonlegacy.co.uk>
Subject: FW: Central House, 32- 66 High Street Stratford, E15

Hi s40

See email below, he hasn't responded to us yet.

s40 when you receive the attachments from s40 please can you forward onto s40 who is managing the Enforcement.

Thanks

s40

From: Planning Enquiries
Sent: Wednesday, August 9, 2023 4:46 PM
To: s40 <s40@gmail.com>
Cc: Planning Enquiries <planningenquiries@londonlegacy.co.uk>
Subject: RE: Central House, 32- 66 High Street Stratford, E15

Hi s40

Thank you for your email, we have set up an Enforcement reference ENF/23/00018 to investigate this further. An officer will be allocated and be in touch.

In meantime, can you resend any attachments as we don't appear to have received them? Please note we have a limit of around 5MB, but you can send us a Wettransfer link if you prefer.

Thanks

s40

██████████ (he/him)

Planning Policy and Decisions Team
London Legacy Development Corporation
Level 9, 5 Endeavour Square
Stratford, London
E20 1JN

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From: s40 <s40@gmail.com>
Sent: Wednesday, August 2, 2023 1:31 PM
To: Planning Enquiries <planningenquiries@londonlegacy.co.uk>
Subject: Re: Central House, 32- 66 High Street Stratford, E15

Please can I have an update on this matter?

Many thanks

s40

On Sat, 29 Jul 2023, 09:27 s40 <s40@gmail.com> wrote:

Dear LLDC,

Please can you investigate this potential planning enforcement case.

I attach the plan I originally sent to Newham Council when I initially raised the matter with them.

Regards,

s40

----- Forwarded message -----

From: Planning Enforcement <Planning.Enforcement@newham.gov.uk>
Date: Mon, 17 Jul 2023 at 11:19
Subject: RE: Central House, 32- 66 High Street Stratford, E15
To: s40 <s40@gmail.com>
Cc: s40 <s40@onesource.co.uk>

Dear s40

Thank you for your email.

The address in question is located within The London Legacy Development Corporation Planning Authority area.

For this reason, you are required to contact The London Legacy Development Corporation directly. Please find the link below:
<https://www.queenelizabetholympicpark.co.uk/planning-authority>

Regards,

s40 | Senior Planner
Inclusive Economy and Housing
London Borough of Newham
Newham Docks | 1000 Docks Road | London E16 2QU

People at the Heart of Everything We Do

*This email constitutes my professional opinion only, and does not act as a guarantee of planning permission or confirmation of lawfulness.

Newham Council has adopted an ambitious programme: Building a Fairer Newham.

[Read more here](#) and [watch here](#)

From: s40 <s40@gmail.com>
Sent: 14 July 2023 19:42
To: s40 <s40@oneSource.co.uk>; Planning Enforcement <Planning.Enforcement@newham.gov.uk>
Subject: Fwd: Central House, 32- 66 High Street Stratford, E15

s40 as s40 has left, can you assist the Enforcement Team with this?

Many thanks,

s40

----- Forwarded message -----

From: s40 <s40@gmail.com>
Date: Fri, 14 Jul 2023 at 19:38
Subject: Central House, 32- 66 High Street Stratford, E15
To: <Planning.enforcement@newham.gov.uk>
Cc: <s40@newham.gov.uk>

I wish to report a serious breach of planning control.

I cannot locate the relevant Prior Approval on your website, but I understand that Prior Approval was granted in the last 3 years for the conversion of the ground floor office (which used to be occupied by Barratt East London) into residential use under the previous Class O.

The conversion was carried out and the flats built.

It has since come to my attention that the Prior Approval also included an area on the ground floor identified for "cycle parking". This was in the process of being converted, when I realised that an error has occurred. This is because the cycle parking is in fact for residential use. It was never in office use. The cycle parking served the flats in the block.

Given this, the Prior Approval should have been refused if you were made aware of it. However, as the applicants were disingenuous with their Notification, it means the entire development (including all the flats on the ground floor that have been built) are unlawful.

Please can you look into this?

I have copied in **s40** As you will need to liaise with her to appreciate the unauthorised nature of what has happened.

I also attach a screen shot to identify the ground floor flats and the cycle storage area.

Regards

s40

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London Legacy Development Corporation, Level 9, 5 Endeavour Square, Stratford, London, E20 1JN.

www.queenelizabetholympicpark.co.uk

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From: s40
To: s40
Subject: FW: Central House, 32- 66 High Street Stratford, E15
Date: 12 February 2024 09:40:00
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

Can you response please s40

From: s40 <s40@gmail.com>
Sent: Saturday, February 10, 2024 8:22 PM
To: s40 <s40@londonlegacy.co.uk>
Cc: s40 <s40@londonlegacy.co.uk>; Anthony Hollingsworth <AnthonyHollingsworth@londonlegacy.co.uk>
Subject: Re: Central House, 32- 66 High Street Stratford, E15

Cameron,

I would be grateful for an update please?

Many thanks,

s40

On Mon, 18 Dec 2023 at 20:07, s40 <s40@gmail.com> wrote:

Thank you for the update Cameron.

Just to be absolutely clear, and I apologise if I haven't been before. The enforcement complaint is not about the loss of the cycle storage area for Central House. The complaint isn't that Condition 16 of the substantive planning consent has been breached. The complaint is that 17 unauthorised flats that have been built on the ground floor without planning consent that they are all significantly under-sized (below NDSS). Some as tiny as 32sqm. None of these flats have their own private amenity spaces.

The flats are unauthorised because the Prior Approval incorrectly described a lawful residential use as office use). This means the entire notification process under which the free-holders built the 17 flats is unauthorised.

As a result, the Corporation and the Borough have missed out vital affordable housing contributions, other infrastructure contributions and substantial CIL payments.

The residents of Central House are missing out on their covered and integrated cycle storage area, increased demand for use of the gym and other communal facilities within Central House that their leaseholds do not cover.

The solution to all of this isn't (I hope) the offer of a replacement wooden shed from B and Q for the residents to park their cycles. The implications (given the initial glaring error by the Corporation in not recognising the Prior Approval application should have been refused) is huge. In terms of costs to the residents, their on-going dispute with the free-holder and Management Company and indeed the Borough for missing out on key infrastructure payments.

In relation to the 4 and 10 years. From your reply, it appears the lawyers were not presented with the right question. I suspect the question that was asked of them was; *If a planning condition is breached how long will it take before we can take enforcement action?*

We both know the answer to that question.

The question that should have been asked, and feel free to forward this email to them;

If an unauthorised dwelling is built and we did not take enforcement action for 4 years, does it mean that it is immune from any other enforcement action (including enforcement action for non-compliance with a planning condition)?

I think you will find they will tell you what I told you; the 4 years trumps the 10 years.

What I am increasingly concerned about is that the 4 years are now up. And I suspect the 4 years passed after I originally brought this to your attention in August. Please can you therefore at least reassure me that you are satisfied that the 17 flats have not been there 4 years now?

Many thanks,

s40

On Mon, 18 Dec 2023 at 14:28, s40
<s40@londonlegacy.co.uk> wrote:

Good afternoon s40

We have now received a response to the PCN and are in the process of arranging a site visit with the applicants to see the properties and also inspect alternative cycle storage provision, which the developers note has been provided within the site. Once we have done this we will consider what our next course of action should be.

On the enforceability point, our legal advisors have advised that the 10 year rule still applies and we can enforce against the breach of condition should it be considered in the public interest.

Kind regards,

s40 (He/Him)

Team Leader – Development Management - Planning Policy & Decisions Team
Queen Elizabeth Olympic Park

London Legacy Development Corporation
Level 9
5 Endeavour Square
Stratford
London
E20 1JN

Mobile: s40

Email: s40@londonlegacy.co.uk

Web: www.queenelizabetholympicpark.co.uk/planning-authority

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information please see PPDT's dedicated **Transfer of Planning Powers webpage** - <https://www.queenelizabetholympicpark.co.uk/planning-authority/transfer-of-planning-powers>.

From: s40 <s40@gmail.com>
Sent: Monday, December 11, 2023 12:02 PM
To: s40 <s40@londonlegacy.co.uk>
Cc: s40 <s40@londonlegacy.co.uk>; Anthony Hollingsworth <AnthonyHollingsworth@londonlegacy.co.uk>
Subject: Re: Central House, 32- 66 High Street Stratford, E15

s40

I am a qualified planner and know how the legislation works.

The 4 year rule trumps the 10 year rule. Your lawyers will eventually tell you this. Given we are very close to the end of the 4 years (when this complaint was originally made) my concern is the inertia that the Corporation has shown. It is quite possible that the 4 years have now passed. If this is the case, then I am sure there would be serious implications.

Please can you check with your lawyers urgently? They will confirm what I have just told you.

Regards,

s40

On Mon, 11 Dec 2023 at 11:40, s40 <s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email.

Whilst I note the 4 year rule as you outline below, as s40 set out there is also a breach of condition here due to the failure to ensure adequate cycle storage is provided (10 year rule from the moment any breach will of occurred). As she noted, we need to establish the facts and ensure that any actions we take are reasonable and proportionate before we identify the best way forward if we are to take formal enforcement action, and we are taking appropriate legal advice on an ongoing basis.

As I am sure you will appreciate planning enforcement can be incredibly complicated, particularly where there are overlapping issues such as this. So please bear with us on this one.

I'm happy to discuss if it would be helpful.

Kind regards,

s40 (He/Him)

**Team Leader – Development Management - Planning Policy & Decisions Team
Queen Elizabeth Olympic Park**

London Legacy Development Corporation

Level 9

5 Endeavour Square

Stratford

London

E20 1JN

Mobile: s40

Email: s40 [londonlegacy.co.uk](mailto:s40@londonlegacy.co.uk)

Web: www.queenelizabetholympicpark.co.uk/planning-authority

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From: s40 <s40@gmail.com>

Sent: Monday, December 11, 2023 11:27 AM

To: s40 <s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>; Anthony Hollingsworth <AnthonyHollingsworth@londonlegacy.co.uk>

Subject: Re: Central House, 32- 66 High Street Stratford, E15

s40 thank you for your update. But it sounds like things haven't really moved on for the Corporation since your update to me in August. We are now 4 months on, and the clock is ticking (in terms of the 4 year rule).

Can I suggest you serve the Enforcement Notice (if its not too late already), and then continue the legal deliberations? The worry for me and all the leaseholders and residents in Central House is that whilst you are in this "legal deliberation" phase, the 4 years would have passed. This will be an additional poor consequence for the Corporation to compound your earlier error.

I will be updating the residents and leaseholder at Central House tonight.

Regards,

s40

On Mon, 11 Dec 2023 at 11:15, s40 <s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email. As discussed earlier the prior approval which was granted to include the conversion of the cycle storage to flats were presented to the corporation without adequate details and PCN has been issued to the landowner through their agent, however they have initially failed to adequately respond to this request.

We have subsequently written them a letter via our legal team, stating that a breach of planning condition from the original planning permission has taken place, as they have failed to provide adequate cycle storage and enforcement action could be taken if they did not respond to the PCN within 21 days.

We need to be able to fully establish the facts before we can take formal enforcement action and/or work towards a pro-active solution to resolve this matter. We will update as matters progress.

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9

5 Endeavour Square

Stratford London. E20 1JN

Mobile: s40

Email: s40@londonlegacy.co.uk

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From: s40 <s40@gmail.com>
Sent: Sunday, December 10, 2023 9:05 AM
To: s40 <s40@londonlegacy.co.uk>
Cc: s40 <s40@londonlegacy.co.uk>; Anthony Hollingsworth <AnthonyHollingsworth@londonlegacy.co.uk>
Subject: Re: Central House, 32- 66 High Street Stratford, E15

s40 sorry to chase, but any further updates?

I am meeting the leaseholders of Central House tomorrow and need to update them on why the Corporation allowed their bicycle store to be fraudulently converted into a flat, and if the Corporation will be taking enforcement action to rectify the situation.

Many thanks,

s40

On Thu, 23 Nov 2023 at 13:14, s40 <s40@gmail.com> wrote:

Thanks for the update s40

As mentioned before, I know the legal parameters around Prior Approvals. The application was incorrect to begin with, because the cycle storage area was a residential use. It was not in B1 office use. Therefore whatever decision the LLDC made was based on the information presented to them. If that information was flawed from the outset, then the decision is a nullity.

The LLDC of course should have picked up the planning condition that the cycle storage should have always been retained for residential purposes, when they assessed the application. However, the failure to do so isn't fatal in recognising the Prior Approval granted has been invalidated by the false information included with the submission.

I am sure your legal department will agree. But I am also concerned that the time limit for taking action might soon be passed (4 years) if it hasn't already. Therefore I would urge you to issue the enforcement notice to stop the clock and then continue to have any legal arguments after that.

The LLDC have already made the mistake regarding the planning condition which should have been considered when the Prior Approval was granted. You may still have time to rectify the matter through an enforcement notice. Please do not let this situation slip.

I have copied in Anthony to make him aware.

Regards,

s40

On Thu, 23 Nov 2023 at 12:39, s40
<s40@londonlegacy.co.uk> wrote:

Hello s40

Hope you are well. we are currently liaising with our legal team on the way forward as the applicant maintained that the proposal for the change of use was approved by LLDC. Kindly bear with us, I will update you when we have reached decision.

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9

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From: s40 <s40@gmail.com>
Sent: Thursday, November 23, 2023 10:48 AM
To: s40 <s40@londonlegacy.co.uk>
Cc: s40 <s40@londonlegacy.co.uk>
Subject: Re: Central House, 32- 66 High Street Stratford, E15

Sorry to chase, but is there an update please?

Many thanks,

s40

On Sat, 18 Nov 2023 at 14:57, s40 <s40@gmail.com> wrote:

s40 is there any further updates on this one please?

Many thanks,

s40

On Tue, 26 Sept 2023 at 20:55, s40 <s40@gmail.com> wrote:

s40 thanks for the update.

I'm just anxious that we don't run out of time. The 4 years since the flats have been there must be very close.

Many thanks,

s40

On Tue, 26 Sept 2023 at 13:30, s40 <s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email, I was away on annual leave on Friday. We have sent a contravention notice to the applicant via their agent, and they have acknowledged the receipt of the notice which they promise to respond to asap.

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9

5 Endeavour Square

Stratford London. E20 1JN

Mobile: s40

Email: s40@londonlegacy.co.uk

Web: www.queenelizabetholympicpark.co.uk/planning-authority

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-

From: s40 <s40@gmail.com>
Sent: Friday, September 22, 2023 3:27 PM
To: s40 <s40@londonlegacy.co.uk>
Cc: s40 <s40@londonlegacy.co.uk>
Subject: Re: Central House, 32- 66 High Street Stratford, E15

Sorry to chase s40

But any updates please?

Many thanks,

s40

On Thu, 14 Sept 2023 at 19:17, s40 <s40@gmail.com> wrote:

Hi s40

Is there any update on how you are getting on?

Many thanks,

s40

On Tue, 15 Aug 2023 at 10:04, s40 <s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email. We are currently working on the way forward and would be discussing with our legal team for guidance. I

will update you very soon.

Regards

s40

From: s40 <s40@gmail.com>
Sent: Monday, August 14, 2023 9:12 PM
To: s40 <s40@londonlegacy.co.uk>
Cc: s40 <s40@londonlegacy.co.uk>
Subject: Re: Central House, 32- 66 High Street Stratford, E15

Thanks for sending this through s40

It makes very interesting reading. Clearly when they applied in 2016 and in 2019 they didn't declare the cycle parking area as being in residential use. What is also interesting is condition 16 of the original consent for the conversion of the building into residential use. You will note that it says the cycle parking area should be retained for residential use.

This renders the 2 prior approvals as invalid (in my opinion).

I can try and dig up the relevant case law, but essentially prior approvals are asking the Council whether the information provided to them is a permitted development. The Local Planning Authority is making a decision based on the information submitted to them. If the information is incorrect (which we believe to be the case here), then they cannot rely on the decision made by the Local Planning Authority (to grant Prior Approval). So essentially the entirety of the conversion is not a permitted development (the entire 17 flats),.What has been built is unlawful,.

The next question is do the flats become lawful by the 4 year rule?. Well the Prior Approval was granted in March 2019. Therefore we are in year 4 now. But I am guessing the flats were not completed straight away, as there was a ventilation condition that needed to be discharged, which would have delayed implementation. I couldn't find the details to discharge of this condition on the website, so unsure if they even applied to discharge it. In addition, we know the conversion of the cycle store has only just happened. Even then it is being used as Air B n B accommodation, so it could be argued that this is not even a C3 use but a C1 use. Again this would invalidate the Prior Approval.

Also, given the Condition relating the cycle store, it could be argued that 10 years applies (breach of condition) rather than the 4 years. Maybe one for the lawyers at LLDC to advise on?

But I suspect you may not want to get into these arguments and may want to issue the Enforcement Notice quite quickly to "stop the clock" on the 4 year argument.

Anyway, good luck with this. And thank you for involving me. I am only too glad to assist.

Regards,

s40

On Mon, 14 Aug 2023 at 13:47, s40
<s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email. The approved ground floor plan for Planning the application P/99/1054 (Newham Council) show the cycle storage and the approved prior approvals with ref 16/00377/PNCOU and 19/00009/PNCOU (LLDC) proposed to convert the cycle storage to residential flats.

I hope this is useful.

Kind regards

s40

From: s40 <s40@gmail.com>

Sent: Friday, August 11, 2023 10:16 PM

To: s40 <s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>

Subject: Re: Central House, 32- 66 High Street Stratford, E15

s40 thank you for your email.

The only attachment I had was a screenshot which identified the location of the cycle store. I have attached again, but I think this might not be needed as you have now apparently identified it from the approved drawings.

Incidentally, I tried searching for the relevant Prior Approvals on your website and nothing came up. Have you got the relevant

reference numbers and I can see if I can assist you guys further with the legal planning status of what they have done.

Regards,

s40

On Thu, 10 Aug 2023 at 13:21, s40
<s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email regarding the property at the above subject address. The case has now been allocated to me, my principle and I have been looking into this planning history and we can see that the cycle storage as shown on the previously approved ground floor Plan with ref. no. 99.2857.222.4.k was included in the prior approval that was granted by LLDC. We have prioritise this case and would be investigating the planning history and update you very soon.

Meanwhile kindly copy me when you email the requested details in the email below from the planning team.

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9

5 Endeavour Square

Stratford London. E20 1JN

Mobile: s40

Email: s40@londonlegacy.co.uk

Web: www.queenelizabetholympicpark.co.uk/planning-authority

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From: s40 <s40@londonlegacy.co.uk>
Sent: Thursday, August 10, 2023 11:54 AM
To: s40 <s40@londonlegacy.co.uk>
Cc: Planning Enquiries <planningenquiries@londonlegacy.co.uk>
Subject: FW: Central House, 32- 66 High Street Stratford, E15

Hi s40

See email below, he hasn't responded to us yet.

s40 when you receive the attachments from s40 please
can you forward onto s40 who is managing the Enforcement.

Thanks

s40

From: Planning Enquiries
Sent: Wednesday, August 9, 2023 4:46 PM
To: s40 <s40@gmail.com>
Cc: Planning Enquiries <planningenquiries@londonlegacy.co.uk>
Subject: RE: Central House, 32- 66 High Street Stratford, E15

Hi s40

Thank you for your email, we have set up an Enforcement
reference ENF/23/00018 to investigate this further. An officer
will be allocated and be in touch.

In meantime, can you resend any attachments as we don't
appear to have received them? Please note we have a limit of
around 5MB, but you can send us a Wetransfer link if you
prefer.

Thanks

s40

(he/him)

Planning Policy and Decisions Team

London Legacy Development Corporation

Level 9, 5 Endeavour Square

Stratford, London

E20 1JN

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From: s40 <s40@gmail.com>
Sent: Wednesday, August 2, 2023 1:31 PM
To: Planning Enquiries <planningenquiries@londonlegacy.co.uk>
Subject: Re: Central House, 32- 66 High Street Stratford, E15

Please can I have an update on this matter?

Many thanks

s40

On Sat, 29 Jul 2023, 09:27 s40 <s40@gmail.com> wrote:

Dear LLDC,

Please can you investigate this potential planning enforcement case.

I attach the plan I originally sent to Newham Council when I initially raised the matter with them.

Regards,

s40

----- Forwarded message -----

From: Planning Enforcement
<Planning.Enforcement@newham.gov.uk>
Date: Mon, 17 Jul 2023 at 11:19
Subject: RE: Central House, 32- 66 High Street Stratford, E15
To: s40 <s40@gmail.com>
Cc: s40
<s40@onesource.co.uk>

Dear s40

Thank you for your email.

The address in question is located within The London Legacy Development Corporation Planning Authority area.

For this reason, you are required to contact The London Legacy Development Corporation directly. Please find the link below:

<https://www.queenelizabetholympicpark.co.uk/planning-authority>

Regards,

s40 | Senior Planner
Inclusive Economy and Housing
London Borough of Newham
Newham Dockside | 1000 Dockside Road | London E16 2QU

People at the Heart of Everything We Do

*This email constitutes my professional opinion only, and does not act as a guarantee of planning permission or confirmation of lawfulness.

Newham Council has adopted an ambitious programme: Building a Fairer Newham.

[Read more here](#) and [watch here](#)

From: s40 <s40@gmail.com>

Sent: 14 July 2023 19:42

To: s40

<s40@oneSource.co.uk>; Planning Enforcement <Planning.Enforcement@newham.gov.uk>

Subject: Fwd: Central House, 32- 66 High Street Stratford, E15

s40 as s40 has left, can you assist the Enforcement Team with this?

Many thanks,

s40

----- Forwarded message -----

From: s40 <s40@gmail.com>

Date: Fri, 14 Jul 2023 at 19:38

Subject: Central House, 32- 66 High Street Stratford, E15

To: <Planning.enforcement@newham.gov.uk>

Cc: <s40@newham.gov.uk>

I wish to report a serious breach of planning control.

I cannot locate the relevant Prior Approval on your website, but I understand that Prior Approval was granted in the last 3 years for the conversion of the ground floor office (which used to be occupied by Barratt East London) into residential use under the previous Class O.

The conversion was carried out and the flats built.

It has since come to my attention that the Prior Approval also included an area on the ground floor identified for "*cycle parking*". This was in the process of being converted, when I realised that an error has occurred. This is because the cycle parking is in fact for residential use. It was never in office use. The cycle parking served the flats in the block.

Given this, the Prior Approval should have been refused if you were made aware of it. However, as the applicants were disingenuous with their Notification, it means the entire development (including all the flats on the ground floor that have been built) are unlawful.

Please can you look into this?

I have copied in s40 As you will need to liaise with her to appreciate the unauthorised nature of what has happened.

I also attach a screen shot to identify the ground floor flats and the cycle storage area.

Regards

s40

This communication is sent by oneSource on behalf of the London Borough of Havering or the London Borough of Newham. The views expressed in it are not necessarily the views of any of the councils.

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Privacy Notice can be found on our website Data Protection

From: s40
To: s40
Subject: RE: Central House, 32- 66 High Street Stratford, E15
Date: 04 March 2024 17:34:00
Attachments: [image001.png](#)
[image002.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

Hi s40

Thank you for your response. I don't think they have submitted any application, at least not that I am aware of, I will email them to find out.

Regards

s40

From: s40 <s40@pinsentmasons.com>
Sent: Monday, March 4, 2024 5:16 PM
To: s40 <s40@londonlegacy.co.uk>
Subject: RE: Central House, 32- 66 High Street Stratford, E15

Hi s40

Extracted - cycle parking enforcement

Thanks

s40
Associate



s40



s40

For Pinsent Masons LLP

Pinsent Masons supports agile working, so please don't feel you need to respond to this email outside your working hours.



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business with law at the core

From: s40 <s40@londonlegacy.co.uk>
Sent: Monday, March 4, 2024 3:26 PM
To: s40 <s40@pinsentmasons.com>
Subject: [EXTERNAL] RE: Central House, 32- 66 High Street Stratford, E15

Hi s40

That's fine I know you've been quite busy with committee applications.

Regards

s40

From: s40 <s40@pinsentmasons.com>
Sent: Monday, March 4, 2024 3:01 PM
To: s40 <s40@londonlegacy.co.uk>
Subject: RE: Central House, 32- 66 High Street Stratford, E15

Hi s40

Sorry for the delay on this – I'll come back to you this week if that's ok.

Thanks

s40

██████████
Associate

☎ s40

📅 s40

For Pinsent Masons LLP

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A purpose-led professional services
business with law at the core

From: s40 <s40@londonlegacy.co.uk>
Sent: Tuesday, February 13, 2024 11:23 PM
To: s40 <s40@pinsentmasons.com>
Subject: [EXTERNAL] FW: Central House, 32- 66 High Street Stratford, E15

Dear s40

Extracted - cycle parking enforcement

Kind regards

s40

On Mon, 18 Dec 2023 at 20:07, s40 <s40@gmail.com> wrote:

Thank you for the update Cameron.

Just to be absolutely clear, and I apologise if I haven't been before. The enforcement complaint is not about the loss of the cycle storage area for Central House. The complaint isn't that Condition 16 of the substantive planning consent has been breached. The complaint is that 17 unauthorised flats that have been built on the ground floor without planning consent that they are all significantly under-sized (below NDSS). Some as tiny as 32sqm. None of these flats have their own private amenity spaces.

The flats are unauthorised because the Prior Approval incorrectly described a lawful residential use as office use). This means the entire notification process under which the free-holders built the 17 flats is unauthorised.

As a result, the Corporation and the Borough have missed out vital affordable housing contributions, other infrastructure contributions and substantial CIL payments.

The residents of Central House are missing out on their covered and integrated cycle storage area, increased demand for use of the gym and other communal facilities within Central House that their leaseholds do not cover.

The solution to all of this isn't (I hope) the offer of a replacement wooden shed from B and Q for the

residents to park their cycles. The implications (given the initial glaring error by the Corporation in not recognising the Prior Approval application should have been refused) is huge. In terms of costs to the residents, their on-going dispute with the free-holder and Management Company and indeed the Borough for missing out on key infrastructure payments.

In relation to the 4 and 10 years. From your reply, it appears the lawyers were not presented with the right question. I suspect the question that was asked of them was; *If a planning condition is breached how long will it take before we can take enforcement action?*

We both know the answer to that question.

The question that should have been asked, and feel free to forward this email to them;

If an unauthorised dwelling is built and we did not take enforcement action for 4 years, does it mean that it is immune from any other enforcement action (including enforcement action for non-compliance with a planning condition)?

I think you will find they will tell you what I told you; the 4 years trumps the 10 years.

What I am increasingly concerned about is that the 4 years are now up. And I suspect the 4 years passed after I originally brought this to your attention in August. Please can you therefore at least reassure me that you are satisfied that the 17 flats have not been there 4 years now?

Many thanks,

s40

On Mon, 18 Dec 2023 at 14:28, s40 <s40@londonlegacy.co.uk> wrote:

Good afternoon s40

We have now received a response to the PCN and are in the process of arranging a site visit with the applicants to see the properties and also inspect alternative cycle storage provision, which the developers note has been provided within the site. Once we have done this we will consider what our next course of action should be.

On the enforceability point, our legal advisors have advised that the 10 year rule still applies and we can enforce against the breach of condition should it be considered in the public interest.

Kind regards,

s40 (He/Him)

Team Leader – Development Management - Planning Policy & Decisions Team
Queen Elizabeth Olympic Park

London Legacy Development Corporation
Level 9
5 Endeavour Square
Stratford
London
E20 1JN

Mobile: s40

Email: s40@londonlegacy.co.uk

Web: www.queenelizabetholympicpark.co.uk/planning-authority

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Transfer of Planning Powers webpage - <https://www.queenelizabetholympicpark.co.uk/planning-authority/transfer-of-planning-powers>.

From: s40 <s40@gmail.com>
Sent: Monday, December 11, 2023 12:02 PM
To: s40 <s40@londonlegacy.co.uk>
Cc: s40 <s40@londonlegacy.co.uk>; Anthony Hollingsworth <AnthonyHollingsworth@londonlegacy.co.uk>
Subject: Re: Central House, 32- 66 High Street Stratford, E15

s40

I am a qualified planner and know how the legislation works.

The 4 year rule trumps the 10 year rule. Your lawyers will eventually tell you this. Given we are very close to the end of the 4 years (when this complaint was originally made) my concern is the inertia that the Corporation has shown. It is quite possible that the 4 years have now passed. If this is the case, then I am sure there would be serious implications.

Please can you check with your lawyers urgently? They will confirm what I have just told you.

Regards,

s40

On Mon, 11 Dec 2023 at 11:40, s40 <s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email.

Whilst I note the 4 year rule as you outline below, as s40 set out there is also a breach of condition here due to the failure to ensure adequate cycle storage is provided (10 year rule from the moment any breach will of occurred). As she noted, we need to establish the facts and ensure that any actions we take are reasonable and proportionate before we identify the best way forward if we are to take formal enforcement action, and we are taking appropriate legal advice on an ongoing basis.

As I am sure you will appreciate planning enforcement can be incredibly complicated, particularly where there are overlapping issues such as this. So please bear with us on this one.

I'm happy to discuss if it would be helpful.

Kind regards,

s40 (He/Him)

Team Leader – Development Management - Planning Policy & Decisions Team
Queen Elizabeth Olympic Park

London Legacy Development Corporation
Level 9
5 Endeavour Square
Stratford
London
E20 1JN

Mobile: s40

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Sent: Monday, December 11, 2023 11:27 AM

To: s40 <s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>; Anthony Hollingsworth <AnthonyHollingsworth@londonlegacy.co.uk>

Subject: Re: Central House, 32- 66 High Street Stratford, E15

s40 thank you for your update. But it sounds like things haven't really moved on for the Corporation since your update to me in August. We are now 4 months on, and the clock is ticking (in terms of the 4 year rule).

Can I suggest you serve the Enforcement Notice (if its not too late already), and then continue the legal deliberations? The worry for me and all the leaseholders and residents in Central House is that whilst you are in this "legal deliberation" phase, the 4 years would have passed. This will be an additional poor consequence for the Corporation to compound your earlier error.

I will be updating the residents and leaseholder at Central House tonight.

Regards,

s40

On Mon, 11 Dec 2023 at 11:15, s40 <s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email. As discussed earlier the prior approval which was granted to include the conversion of the cycle storage to flats were presented to the corporation without adequate details and PCN has been issued to the landowner through their agent, however they have initially failed to adequately respond to this request.

We have subsequently written them a letter via our legal team, stating that a breach of planning condition from the original planning permission has taken place, as they have failed to provide

adequate cycle storage and enforcement action could be taken if they did not respond to the PCN within 21 days.

We need to be able to fully establish the facts before we can take formal enforcement action and/or work towards a pro-active solution to resolve this matter. We will update as matters progress.

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9

5 Endeavour Square

Stratford London. E20 1JN

Mobile: s40

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From: s40 <s40@gmail.com>

Sent: Sunday, December 10, 2023 9:05 AM

To: s40 <s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>; Anthony Hollingsworth

<AnthonyHollingsworth@londonlegacy.co.uk>

Subject: Re: Central House, 32- 66 High Street Stratford, E15

s40 sorry to chase, but any further updates?

I am meeting the leaseholders of Central House tomorrow and need to update them on why the Corporation allowed their bicycle store to be fraudulently converted into a flat, and if the Corporation will be taking enforcement action to rectify the situation.

Many thanks,

s40

On Thu, 23 Nov 2023 at 13:14, s40 <s40@gmail.com> wrote:

Thanks for the update s40

As mentioned before, I know the legal parameters around Prior Approvals. The application was incorrect to begin with, because the cycle storage area was a residential use. It was not in B1 office use. Therefore whatever decision the LLDC made was based on the information presented to them. If that information was flawed from the outset, then the decision is a nullity.

The LLDC of course should have picked up the planning condition that the cycle storage should have always been retained for residential purposes, when they assessed the application. However, the failure to do so isn't fatal in recognising the Prior Approval granted has been invalidated by the false information included with the submission.

I am sure your legal department will agree. But I am also concerned that the time limit for taking action might soon be passed (4 years) if it hasn't already. Therefore I would urge you to issue the enforcement notice to stop the clock and then continue to have any legal arguments after that.

The LLDC have already made the mistake regarding the planning condition which should have been considered when the Prior Approval was granted. You may still have time to rectify the matter through an enforcement notice. Please do not let this situation slip.

I have copied in Anthony to make him aware.

Regards,

s40

On Thu, 23 Nov 2023 at 12:39, s40 <s40@londonlegacy.co.uk> wrote:

Hello s40

Hope you are well. we are currently liaising with our legal team on the way forward as the applicant maintained that the proposal for the change of use was approved by LLDC. Kindly bear with us, I will update you when we have reached decision.

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9

5 Endeavour Square

Stratford London. E20 1JN

Mobile: s40

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s40

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The statutory responsibility will then be handed back to the relevant local

*authorities. For up to date information please see PPDT's dedicated **Transfer of***

Planning Powers webpage -

<https://www.queenelizabetholympicpark.co.uk/planning-authority/transfer-of-planning-powers>.

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From: s40 <s40@gmail.com>

Sent: Friday, September 22, 2023 3:27 PM

To: s40 <s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>

Subject: Re: Central House, 32- 66 High Street Stratford, E15

Sorry to chase s40

But any updates please?

Many thanks,

s40

On Thu, 14 Sept 2023 at 19:17, s40 <s40@gmail.com> wrote:

Hi s40

Is there any update on how you are getting on?

Many thanks,

s40

On Tue, 15 Aug 2023 at 10:04, s40

<s40 [REDACTED] londonlegacy.co.uk> wrote:

Dear s40 [REDACTED]

Thank you for your email. We are currently working on the way forward and would be discussing with our legal team for guidance. I will update you very soon.

Regards

s40 [REDACTED]

From: s40 [REDACTED] <s40 [REDACTED] gmail.com>

Sent: Monday, August 14, 2023 9:12 PM

To: s40 [REDACTED] <s40 [REDACTED] londonlegacy.co.uk>

Cc: s40 [REDACTED] <s40 [REDACTED] londonlegacy.co.uk>

Subject: Re: Central House, 32- 66 High Street Stratford, E15

Thanks for sending this through s40 [REDACTED]

It makes very interesting reading. Clearly when they applied in 2016 and in 2019 they didn't declare the cycle parking area as being in residential use. What is also interesting is condition 16 of the original consent for the conversion of the building into residential use. You will note that it says the cycle parking area should be retained for residential use.

This renders the 2 prior approvals as invalid (in my opinion).

I can try and dig up the relevant case law, but essentially prior approvals are asking the Council whether the information provided to them is a permitted development. The Local Planning Authority is making a decision based on the information submitted to them. If the information is incorrect (which we believe to be the case here), then they cannot rely on the decision made by the Local Planning Authority (to grant Prior Approval). So essentially the entirety of the conversion is not a permitted development (the entire 17 flats),.What has been built is unlawful,.

The next question is do the flats become lawful by the 4 year rule?. Well the Prior Approval was granted in March 2019. Therefore we are in year 4 now. But I am guessing the flats were not completed straight away, as there was a ventilation condition that needed to be discharged, which would have delayed implementation. I couldn't find the details to discharge of this condition on the website, so unsure if they even applied to discharge it. In addition, we know the conversion of the cycle store has only just happened. Even then it is being used as Air B n B accommodation, so it could be argued that this is not even a C3 use but a C1 use. Again this would invalidate the Prior Approval.

Also, given the Condition relating the cycle store, it could be argued that 10 years applies (breach of condition) rather than the 4 years. Maybe one for the lawyers at LLDC to advise on?

But I suspect you may not want to get into these arguments and may want to issue the Enforcement Notice quite quickly to "stop the clock" on the 4 year argument.

Anyway, good luck with this. And thank you for involving me. I am only too glad to assist.

Regards,

s40

On Mon, 14 Aug 2023 at 13:47, s40
<s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email. The approved ground floor plan for Planning the application P/99/1054 (Newham Council) show the cycle storage and the approved prior approvals with ref 16/00377/PNCOU and 19/00009/PNCOU (LLDC) proposed to convert the cycle storage to residential flats.

I hope this is useful.

Kind regards

s40

From: s40 <s40@gmail.com>

Sent: Friday, August 11, 2023 10:16 PM

To: s40 <s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>

Subject: Re: Central House, 32- 66 High Street Stratford, E15

s40 thank you for your email.

The only attachment I had was a screenshot which identified the location of the cycle store. I have attached again, but I think this might not be needed as you have now apparently identified it from the approved drawings.

Incidentally, I tried searching for the relevant Prior Approvals on your website and nothing came up. Have you got the relevant reference numbers and I can see if I can assist you guys further with the legal planning status of what they have done.

Regards,

s40

On Thu, 10 Aug 2023 at 13:21, s40
<s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email regarding the property at the above subject address. The case has now been allocated to me, my principle and I have been looking into this planning history and we can see that the cycle storage as shown on the previously approved ground floor Plan with ref. no. 99.2857.222.4.k was included in the prior approval that was granted by LLDC. We have prioritise this case and would be investigating the planning history and update you very soon.

Meanwhile kindly copy me when you email the requested details in the email below from the planning team.

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9

5 Endeavour Square

Stratford London. E20 1JN

Mobile: s40

Email: s40 [londonlegacy.co.uk](mailto:s40@londonlegacy.co.uk)

Web: www.queenelizabetholympicpark.co.uk/planning-authority

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From: s40 <s40@londonlegacy.co.uk>

Sent: Thursday, August 10, 2023 11:54 AM

To: s40 <s40@londonlegacy.co.uk>

Cc: Planning Enquiries <planningenquiries@londonlegacy.co.uk>

Subject: FW: Central House, 32- 66 High Street Stratford, E15

Hi s40

See email below, he hasn't responded to us yet.

s40 when you receive the attachments from s40 please can you forward onto s40 who is managing the Enforcement.

Thanks

s40

From: Planning Enquiries
Sent: Wednesday, August 9, 2023 4:46 PM
To: s40 <s40@gmail.com>
Cc: Planning Enquiries <planningenquiries@londonlegacy.co.uk>
Subject: RE: Central House, 32- 66 High Street Stratford, E15

Hi s40

Thank you for your email, we have set up an Enforcement reference ENF/23/00018 to investigate this further. An officer will be allocated and be in touch.

In meantime, can you resend any attachments as we don't appear to have received them? Please note we have a limit of around 5MB, but you can send us a Wettransfer link if you prefer.

Thanks

s40

(he/him)
Planning Policy and Decisions Team
London Legacy Development Corporation
Level 9, 5 Endeavour Square
Stratford, London
E20 1JN

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From: s40 <s40@gmail.com>
Sent: Wednesday, August 2, 2023 1:31 PM
To: Planning Enquiries <planningenquiries@londonlegacy.co.uk>
Subject: Re: Central House, 32- 66 High Street Stratford, E15

Please can I have an update on this matter?

Many thanks

s40

On Sat, 29 Jul 2023, 09:27 s40 <s40@gmail.com> wrote:

Dear LLDC,

Please can you investigate this potential planning enforcement case.

I attach the plan I originally sent to Newham Council when I initially raised the matter with them.

Regards,

s40

----- Forwarded message -----

From: **Planning Enforcement**

<Planning.Enforcement@newham.gov.uk>

Date: Mon, 17 Jul 2023 at 11:19

Subject: RE: Central House, 32- 66 High Street Stratford, E15

To: s40 <s40@gmail.com>

Cc: s40 <s40@onesource.co.uk>

Dear s40

Thank you for your email.

The address in question is located within The London Legacy Development Corporation Planning Authority area.

For this reason, you are required to contact The London Legacy Development Corporation directly. Please find the link below:
<https://www.queenelizabetholympicpark.co.uk/planning-authority>

Regards,

s40 | Senior Planner
Inclusive Economy and Housing
London Borough of Newham
Newham Dockside | 1000 Dockside Road | London E16 2QU

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*This email constitutes my professional opinion only, and does not act as a guarantee of planning permission or confirmation of lawfulness.

Newham Council has adopted an ambitious programme: Building a Fairer Newham.

[Read more here](#) and [watch here](#)

From: s40 <s40@gmail.com>

Sent: 14 July 2023 19:42

To: s40 <s40@oneSource.co.uk>;

Planning Enforcement <Planning.Enforcement@newham.gov.uk>

Subject: Fwd: Central House, 32- 66 High Street Stratford, E15

s40 as s40 has left, can you assist the Enforcement Team with this?

Many thanks,

s40

----- Forwarded message -----

From: s40 <s40@gmail.com>

Date: Fri, 14 Jul 2023 at 19:38

Subject: Central House, 32- 66 High Street Stratford, E15

To: <Planning.enforcement@newham.gov.uk>

Cc: s40 <s40@newham.gov.uk>

I wish to report a serious breach of planning control.

I cannot locate the relevant Prior Approval on your website, but I understand that Prior Approval was granted in the last 3 years for the conversion of the ground floor office (which used to be occupied by Barratt East London) into residential use under the previous Class O.

The conversion was carried out and the flats built.

It has since come to my attention that the Prior Approval also included an area on the ground floor identified for "cycle parking". This was in the process of being converted, when I realised that an error has occurred. This is because the cycle parking is in fact for residential use. It was never in office use. The cycle parking served the flats in the block.

Given this, the Prior Approval should have been refused if you were made aware of it. However, as the applicants were disingenuous with their Notification, it means the entire development (including all the flats on the ground floor that have been built) are unlawful.

Please can you look into this?

I have copied in s40 As you will need to liaise with her to appreciate the unauthorised nature of what has happened.

I also attach a screen shot to identify the ground floor flats and the cycle storage area.

Regards

s40

This communication is sent by oneSource on behalf of the London Borough of Havering or the London Borough of Newham. The views expressed in it are not necessarily the views of any of the councils.

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The information contained in this email may be subject to public disclosure under the Freedom of

From: s40
To: s40
Cc: s40 [Anthony Hollingsworth](#)
Subject: Re: Central House, 32- 66 High Street Stratford, E15
Date: 05 March 2024 20:20:09
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

Dear s40

Thank you for your response. It provides clarity around the London Legacy Development Corporation's position on the matter.

However, as you would have expected, I remain disappointed with the stance. I would therefore like the matter to be examined by external authorities to the Corporation. In order for me to do that, I need to exhaust your complaints procedure. I have checked your website that there is no facility for a complaint to be lodged. Therefore please treat this as the **FORMAL COMPLAINT**.

The complaint is as follows;

- That the LLDC were negligent in granting a Prior Approval for office to residential use, when the forms erroneously identified the residential cycle parking areas as office use. There was a separate planning condition requiring the cycle parking to be retained for the residential use.
- As a result 17 unauthorised flats were created. These flats could not rely upon the Prior Approval, given that was defective and provided the erroneous information at the point of submission.
- The LLDC were made aware of this breach on the 14th July 2023. Given the passage of time, and the likelihood that the unauthorised conversions had taken place close to 4 years ago (and therefore immune from enforcement action), the Corporation were encouraged to take urgent action and serve an enforcement notice.
- The LLDC admitted their error in granting the Prior Approval.
- The LLDC were also encouraged to seek legal assistance regarding the complex planning law surrounding what had happened, given that the officers appeared less than knowledgeable.
- More than 7 months after making the LLDC aware of the issue, we have their response, which is effectively no further action. They have instead encouraged the land owner into making a planning application for a replacement bike shed, with no planning or legal mechanism to ensure that this happens.
- No legal status about the situation is provided. And no confirmation whether the 4 year rule has passed (which was requested).
- The effect of the LLDC error and "inaction" is that 17 substandard homes have been installed and occupied, and the residents of Central House have lost their cycle store. Newham Council have also lost out on much needed affordable housing and other infrastructure requirements that should have been secured if planning permission for the flats had been secured through the correct route.

A separate EIR request relating to this matter will also be submitted.

Please confirm this email has been registered as a formal complaint and I look forward to hearing from you.

Regards,

s40

error in granting Prior Approval

14th July 2023

On Mon, 4 Mar 2024 at 17:33, s40 <s40@londonlegacy.co.uk> wrote:

Dear s40

Hope you are well. I refer to your email below regarding the conversion of the cycle storage facility on the ground floor to residential flats in the property at the above subject address. I visited the site on the 16th of January as planned and I met with Mr. Schneck who explained that they have bought the ground floor from the previous owners and were not informed that the cycle storage was for the residential only when they applied and got prior approval to convert the whole ground floor to residential flats.

As the prior approval application was validated and approved at the time, we can only find away to resolve the cycle storage issue. The applicant has proposed to build a replacement sheltered cycle storage within the site, this would replace some of the unused existing parking spaces which belong to the applicant. The proposed parking spaces would require planning permission and I have advised the applicant to submit a planning application for the cycle storage as soon as possible.

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9
5 Endeavour Square
Stratford London. E20 1JN

Mobile: s40

Email: s40 [londonlegacy.co.uk](mailto:s40@londonlegacy.co.uk)

Web: www.queenelizabetholympicpark.co.uk/planning-authority

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From: s40 <s40@gmail.com>

Sent: Saturday, February 10, 2024 8:22 PM

To: s40 <s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>; Anthony Hollingsworth <AnthonyHollingsworth@londonlegacy.co.uk>

Subject: Re: Central House, 32- 66 High Street Stratford, E15

Cameron,

I would be grateful for an update please?

Many thanks,

s40

On Mon, 18 Dec 2023 at 20:07, s40 <s40@gmail.com> wrote:

Thank you for the update Cameron.

Just to be absolutely clear, and I apologise if I haven't been before. The enforcement complaint is not about the loss of the cycle storage area for Central House. The complaint isn't that Condition 16 of the substantive planning consent has been breached. The complaint is that 17 unauthorised flats that have been built on the ground floor without planning consent that they are all significantly under-sized (below NDSS). Some as tiny as 32sqm. None of these flats have their own private amenity spaces.

The flats are unauthorised because the Prior Approval incorrectly described a lawful residential use as office use). This means the entire notification process under which the free-holders built the 17 flats is unauthorised.

As a result, the Corporation and the Borough have missed out vital affordable housing contributions, other infrastructure contributions and substantial CIL payments.

The residents of Central House are missing out on their covered and integrated cycle storage area, increased demand for use of the gym and other communal facilities within Central House that their leaseholds do not cover.

The solution to all of this isn't (I hope) the offer of a replacement wooden shed from B and Q for the residents to park their cycles. The implications (given the initial glaring error by the Corporation in not recognising the Prior Approval application should have been refused) is huge. In terms of costs to the residents, their on-going dispute with the free-holder and Management Company and indeed the Borough for missing out on key infrastructure payments.

In relation to the 4 and 10 years. From your reply, it appears the lawyers were not presented with the right question. I suspect the question that was asked of them was; *If a planning condition is breached how long will it take before we can take enforcement action?*

We both know the answer to that question.

The question that should have been asked, and feel free to forward this email to them;

If an unauthorised dwelling is built and we did not take enforcement action for 4 years, does it mean that it is immune from any other enforcement action (including enforcement action for non-compliance with a planning condition)?

I think you will find they will tell you what I told you; the 4 years trumps the 10 years.

What I am increasingly concerned about is that the 4 years are now up. And I suspect

the 4 years passed after I originally brought this to your attention in August. Please can you therefore at least reassure me that you are satisfied that the 17 flats have not been there 4 years now?

Many thanks,

s40

On Mon, 18 Dec 2023 at 14:28, s40
<s40@londonlegacy.co.uk> wrote:

Good afternoon s40

We have now received a response to the PCN and are in the process of arranging a site visit with the applicants to see the properties and also inspect alternative cycle storage provision, which the developers note has been provided within the site. Once we have done this we will consider what our next course of action should be.

On the enforceability point, our legal advisors have advised that the 10 year rule still applies and we can enforce against the breach of condition should it be considered in the public interest.

Kind regards,

s40 (He/Him)

Team Leader – Development Management - Planning Policy & Decisions Team

Queen Elizabeth Olympic Park

London Legacy Development Corporation

Level 9
5 Endeavour Square
Stratford
London
E20 1JN

Mobile: s40

Email: s40@londonlegacy.co.uk

Web: www.queenelizabetholympicpark.co.uk/planning-authority

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From: s40 <s40@gmail.com>
Sent: Monday, December 11, 2023 12:02 PM
To: s40 <s40@londonlegacy.co.uk>
Cc: s40 <s40@londonlegacy.co.uk>; Anthony Hollingsworth <AnthonyHollingsworth@londonlegacy.co.uk>
Subject: Re: Central House, 32- 66 High Street Stratford, E15

s40

I am a qualified planner and know how the legislation works.

The 4 year rule trumps the 10 year rule. Your lawyers will eventually tell you this. Given we are very close to the end of the 4 years (when this complaint was originally made) my concern is the inertia that the Corporation has shown. It is quite possible that the 4 years have now passed. If this is the case, then I am sure there would be serious implications.

Please can you check with your lawyers urgently? They will confirm what I have just told you.

Regards,

s40

On Mon, 11 Dec 2023 at 11:40, s40
<s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email.

Whilst I note the 4 year rule as you outline below, as s40 set out there is also a breach of condition here due to the failure to ensure adequate cycle storage is provided (10 year rule from the moment any breach will of occurred). As she noted, we need to establish the facts and ensure that any actions we take are reasonable and proportionate before we identify the best way forward if we are to take formal enforcement action, and we are taking appropriate legal advice on an ongoing basis.

As I am sure you will appreciate planning enforcement can be incredibly complicated, particularly where there are overlapping issues such as this. So please bear with us on this one.

I'm happy to discuss if it would be helpful.

Kind regards,

s40 (He/Him)

**Team Leader – Development Management - Planning Policy & Decisions
Team**

Queen Elizabeth Olympic Park

London Legacy Development Corporation

Level 9
5 Endeavour Square
Stratford
London

E20 1JN

Mobile: s40

Email: s40 [londonlegacy.co.uk](mailto:s40@londonlegacy.co.uk)

Web: www.queenelizabetholympicpark.co.uk/planning-authority

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From: s40 <s40@gmail.com>

Sent: Monday, December 11, 2023 11:27 AM

To: s40 <s40@londonlegacy.co.uk>

Cc: s40 <s40@londonlegacy.co.uk>; Anthony Hollingsworth <AnthonyHollingsworth@londonlegacy.co.uk>

Subject: Re: Central House, 32- 66 High Street Stratford, E15

s40 thank you for your update. But it sounds like things haven't really moved on for the Corporation since your update to me in August. We are now 4 months on, and the clock is ticking (in terms of the 4 year rule).

Can I suggest you serve the Enforcement Notice (if its not too late already), and then continue the legal deliberations? The worry for me and all the leaseholders and residents in Central House is that whilst you are in this "legal deliberation" phase, the 4 years would have passed. This will be an additional poor consequence for the Corporation to compound your earlier error.

I will be updating the residents and leaseholder at Central House tonight.

Regards,

s40

On Mon, 11 Dec 2023 at 11:15, s40
<s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email. As discussed earlier the prior approval which was granted to include the conversion of the cycle storage to flats were presented to the corporation without adequate details and PCN has been issued to the landowner through their agent, however they have initially failed to adequately respond to this request.

We have subsequently written them a letter via our legal team, stating that a breach of planning condition from the original planning permission has taken place, as they have failed to provide adequate cycle storage and enforcement action could be taken if they did not respond to the PCN within 21 days.

We need to be able to fully establish the facts before we can take formal enforcement action and/or work towards a pro-active solution to resolve this matter. We will update as matters progress.

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9
5 Endeavour Square
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Mobile: s40

Email: s40@londonlegacy.co.uk

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From: s40 <s40@gmail.com>
Sent: Sunday, December 10, 2023 9:05 AM
To: s40 <s40@londonlegacy.co.uk>
Cc: s40 <s40@londonlegacy.co.uk>; Anthony Hollingsworth <AnthonyHollingsworth@londonlegacy.co.uk>
Subject: Re: Central House, 32- 66 High Street Stratford, E15

s40 sorry to chase, but any further updates?

I am meeting the leaseholders of Central House tomorrow and need to update them on why the Corporation allowed their bicycle store to be fraudulently converted into a flat, and if the Corporation will be taking enforcement action to rectify the situation.

Many thanks,

s40

On Thu, 23 Nov 2023 at 13:14, s40 <s40@gmail.com> wrote:

Thanks for the update s40

As mentioned before, I know the legal parameters around Prior Approvals. The application was incorrect to begin with, because the cycle storage area was a residential use. It was not in B1 office use. Therefore whatever decision the LLDC made was based on the information presented to them. If that information was flawed from the outset, then the decision is a nullity.

The LLDC of course should have picked up the planning condition that the cycle storage should have always been retained for residential purposes, when they assessed the application. However, the failure to do so isn't fatal in recognising the Prior Approval granted has been invalidated by the false information included with the submission.

I am sure your legal department will agree. But I am also concerned that the time limit for taking action might soon be passed (4 years) if it hasn't already. Therefore I would urge you to issue the enforcement notice to stop the clock and then continue to have any legal arguments after that.

The LLDC have already made the mistake regarding the planning condition which should have been considered when the Prior Approval was granted. You may still have time to rectify the matter through an enforcement notice. Please do not let this situation slip.

I have copied in Anthony to make him aware.

Regards,

s40

On Thu, 23 Nov 2023 at 12:39, s40 <s40@londonlegacy.co.uk> wrote:

Hello s40

Hope you are well. we are currently liaising with our legal team on the way forward as the applicant maintained that the proposal for the change of use was approved by LLDC. Kindly bear with us, I will update you when we have reached decision.

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9
5 Endeavour Square
Stratford London. E20 1JN

Mobile: s40

Email: s40@londonlegacy.co.uk

Web: www.queenelizabetholympicpark.co.uk/planning-authority

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From: s40 <s40@gmail.com>
Sent: Thursday, November 23, 2023 10:48 AM
To: s40 <s40@londonlegacy.co.uk>
Cc: s40 <s40@londonlegacy.co.uk>
Subject: Re: Central House, 32- 66 High Street Stratford, E15

Sorry to chase, but is there an update please?

Many thanks,

s40

On Sat, 18 Nov 2023 at 14:57, s40 <s40@gmail.com> wrote:

s40 is there any further updates on this one please?

Many thanks,

s40

On Tue, 26 Sept 2023 at 20:55, s40 <s40@gmail.com> wrote:

s40 thanks for the update.

I'm just anxious that we don't run out of time. The 4 years since the flats have been there must be very close.

Many thanks,

s40

On Tue, 26 Sept 2023 at 13:30, s40
<s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email, I was away on annual leave on Friday. We have sent a contravention notice to the applicant via their agent, and they have acknowledged the receipt of the notice which they promise to respond to asap.

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9
5 Endeavour Square
Stratford London. E20 1JN

Mobile: s40

Email: s40@londonlegacy.co.uk

Web: www.queenelizabetholympicpark.co.uk/planning-authority

*The LLDC Planning Policy & Decisions Team (PPDT) will cease its function as local planning authority for the LLDC area from **midnight on the 30th November 2024**. The statutory responsibility will then be handed back to the relevant local authorities. For up to date information please see PPDT's dedicated **Transfer of Planning Powers webpage** - <https://www.queenelizabetholympicpark.co.uk/planning-authority/transfer-of-planning-powers>.*

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From: s40 <s40@gmail.com>
Sent: Friday, September 22, 2023 3:27 PM
To: s40 <s40@londonlegacy.co.uk>
Cc: s40 <s40@londonlegacy.co.uk>
Subject: Re: Central House, 32- 66 High Street Stratford, E15

Sorry to chase s40

But any updates please?

Many thanks,

s40

On Thu, 14 Sept 2023 at 19:17, s40 <s40@gmail.com> wrote:

Hi s40

Is there any update on how you are getting on?

Many thanks,

s40

On Tue, 15 Aug 2023 at 10:04, s40
<s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email. We are currently working on the way forward and would be discussing with our legal team for guidance. I will update you very soon.

Regards

s40

From: s40 <s40@gmail.com>
Sent: Monday, August 14, 2023 9:12 PM
To: s40 <s40@londonlegacy.co.uk>
Cc: s40 <s40@londonlegacy.co.uk>
Subject: Re: Central House, 32- 66 High Street Stratford, E15

Thanks for sending this through s40

It makes very interesting reading. Clearly when they applied in 2016 and in 2019 they didn't declare the cycle parking area as being in residential use. What is also interesting is condition 16 of the original consent for the conversion of the building into residential use. You will note that it says the cycle parking area should be retained for residential use.

This renders the 2 prior approvals as invalid (in my opinion).

I can try and dig up the relevant case law, but essentially prior approvals are asking the Council whether the information provided to them is a permitted development. The Local

Planning Authority is making a decision based on the information submitted to them. If the information is incorrect (which we believe to be the case here), then they cannot rely on the decision made by the Local Planning Authority (to grant Prior Approval). So essentially the entirety of the conversion is not a permitted development (the entire 17 flats),.What has been built is unlawful,.

The next question is do the flats become lawful by the 4 year rule?. Well the Prior Approval was granted in March 2019. Therefore we are in year 4 now. But I am guessing the flats were not completed straight away, as there was a ventilation condition that needed to be discharged, which would have delayed implementation. I couldn't find the details to discharge of this condition on the website, so unsure if they even applied to discharge it. In addition, we know the conversion of the cycle store has only just happened. Even then it is being used as Air B n B accommodation, so it could be argued that this is not even a C3 use but a C1 use. Again this would invalidate the Prior Approval.

Also, given the Condition relating the cycle store, it could be argued that 10 years applies (breach of condition) rather than the 4 years. Maybe one for the lawyers at LLDC to advise on?

But I suspect you may not want to get into these arguments and may want to issue the Enforcement Notice quite quickly to "stop the clock" on the 4 year argument.

Anyway, good luck with this. And thank you for involving me. I am only too glad to assist.

Regards,

s40

On Mon, 14 Aug 2023 at 13:47, s40 <s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email. The approved ground floor plan for Planning the application P/99/1054 (Newham Council) show the cycle storage and the approved prior approvals with ref 16/00377/PNCOU and 19/00009/PNCOU (LLDC) proposed to convert the cycle storage to residential flats.

I hope this is useful.

Kind regards

s40

From: s40 <s40@gmail.com>
Sent: Friday, August 11, 2023 10:16 PM
To: s40 <s40@londonlegacy.co.uk>
Cc: s40 <s40@londonlegacy.co.uk>
Subject: Re: Central House, 32- 66 High Street Stratford, E15

s40 thank you for your email.

The only attachment I had was a screenshot which identified the location of the cycle store. I have attached again, but I think this might not be needed as you have now apparently identified it from the approved drawings.

Incidentally, I tried searching for the relevant Prior Approvals on your website and nothing came up. Have you

got the relevant reference numbers and I can see if I can assist you guys further with the legal planning status of what they have done.

Regards,

s40

On Thu, 10 Aug 2023 at 13:21, s40
<s40@londonlegacy.co.uk> wrote:

Dear s40

Thank you for your email regarding the property at the above subject address. The case has now been allocated to me, my principle and I have been looking into this planning history and we can see that the cycle storage as shown on the previously approved ground floor Plan with ref. no. 99.2857.222.4.k was included in the prior approval that was granted by LLDC. We have prioritise this case and would be investigating the planning history and update you very soon.

Meanwhile kindly copy me when you email the requested details in the email below from the planning team.

Kind regards

s40

Planning Development Manager - Planning Policy & Decisions Team

London Legacy Development Corporation

Level 9
5 Endeavour Square
Stratford London. E20 1JN

Mobile: s40

Email: s40@londonlegacy.co.uk

Web:

www.queenelizabetholympicpark.co.uk/planning-authority

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<https://www.queenelizabetholympicpark.co.uk/planning-authority/transfer-of-planning-powers>.

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From: s40 <s40@londonlegacy.co.uk>
Sent: Thursday, August 10, 2023 11:54 AM
To: s40 <s40@londonlegacy.co.uk>
Cc: Planning Enquiries <planningenquiries@londonlegacy.co.uk>
Subject: FW: Central House, 32- 66 High Street Stratford, E15

Hi s40

See email below, he hasn't responded to us yet.

s40 when you receive the attachments from s40 please can you forward onto s40 who is managing the Enforcement.

Thanks

s40

From: Planning Enquiries
Sent: Wednesday, August 9, 2023 4:46 PM
To: s40 <s40@gmail.com>
Cc: Planning Enquiries
<planningenquiries@londonlegacy.co.uk>
Subject: RE: Central House, 32- 66 High Street Stratford, E15

Hi s40

Thank you for your email, we have set up an Enforcement reference ENF/23/00018 to investigate this further. An officer will be allocated and be in touch.

In meantime, can you resend any attachments as we don't appear to have received them? Please note we have a limit of around 5MB, but you can send us a Wettransfer link if you prefer.

Thanks

s40

(he/him)
Planning Policy and Decisions Team

London Legacy Development Corporation

Level 9, 5 Endeavour Square

Stratford, London

E20 1JN

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From: s40 <s40@gmail.com>
Sent: Wednesday, August 2, 2023 1:31 PM
To: Planning Enquiries
<planningenquiries@londonlegacy.co.uk>
Subject: Re: Central House, 32- 66 High Street Stratford, E15

Please can I have an update on this matter?

Many thanks

s40

On Sat, 29 Jul 2023, 09:27 s40
<s40@gmail.com> wrote:

Dear LLDC,

Please can you investigate this potential planning enforcement case.

I attach the plan I originally sent to Newham Council when I initially raised the matter with them.

Regards,

s40

----- Forwarded message -----

From: **Planning Enforcement**

<Planning.Enforcement@newham.gov.uk>

Date: Mon, 17 Jul 2023 at 11:19

Subject: RE: Central House, 32- 66 High Street
Stratford, E15

To: s40 <s40@gmail.com>

Cc: s40
<s40@onesource.co.uk>

Dear s40

Thank you for your email.

The address in question is located within The London Legacy Development Corporation Planning Authority area.

For this reason, you are required to contact The London Legacy Development Corporation directly. Please find the link below:

<https://www.queenelizabetholympicpark.co.uk/planning-authority>

Regards,

s40 | Senior Planner

Inclusive Economy and Housing

London Borough of Newham

Newham Dockside | 1000 Dockside Road | London E16 2QU

People at the Heart of Everything We Do

*This email constitutes my professional opinion only, and does not act as a guarantee of planning permission or confirmation of lawfulness.

Newham Council has adopted an ambitious programme:
Building a Fairer Newham.

[Read more here](#) and [watch here](#)

From: s40 <s40@gmail.com>
Sent: 14 July 2023 19:42
To: s40 <s40@oneSource.co.uk>; Planning Enforcement <Planning.Enforcement@newham.gov.uk>
Subject: Fwd: Central House, 32- 66 High Street Stratford, E15

s40 as s40 has left, can you assist the Enforcement Team with this?

Many thanks,

s40

----- Forwarded message -----

From: s40 <s40@gmail.com>
Date: Fri, 14 Jul 2023 at 19:38
Subject: Central House, 32- 66 High Street Stratford, E15
To: <Planning.enforcement@newham.gov.uk>
Cc: <s40@newham.gov.uk>

I wish to report a serious breach of planning control.

I cannot locate the relevant Prior Approval on your website, but I understand that Prior Approval was granted in the last 3 years for the conversion of the ground floor office (which used to be occupied by Barratt East London) into residential use under the previous Class O.

The conversion was carried out and the flats built.

It has since come to my attention that the Prior Approval also included an area on the ground floor identified for "*cycle parking*". This was in the process of being converted, when I realised that an error has occurred. This is because the cycle parking is in fact for residential use. It was never in office use. The cycle parking served the flats in the block.

Given this, the Prior Approval should have been refused if you were made aware of it. However, as the applicants were disingenuous with their Notification, it means the entire development (including all the flats on the ground floor that have been built) are unlawful.

Please can you look into this?

I have copied in s40 As you will need to liaise with her to appreciate the unauthorised nature of what has happened.

I also attach a screen shot to identify the ground floor flats and the cycle storage area.

Regards

s40

This communication is sent by oneSource on behalf of the London Borough of Havering or the London Borough of Newham. The views expressed in it are not necessarily the views of any of the councils.

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