

## Green Lanes, Hackney

### Fairview New Homes

● Planning



**Planning Potential secured planning permission for a 107-unit residential redevelopment of former office buildings on Green Lanes, overcoming late-stage design and layout objections.**

**Demonstrating our ability to recover stalled applications under time pressure, combining rapid technical review, constructive officer engagement, and targeted scheme amendments to secure unanimous committee approval.**

### The Challenge

The proposals sought permission for the redevelopment of existing office buildings on Green Lanes to deliver a 107-unit residential scheme. Although Hackney Council supported the principle of development, officers raised a number of significant issues late in the process.

Concerns relating to layout, building design and other detailed matters emerged at an advanced stage, placing the scheme at risk and creating potential delay despite extensive pre-application engagement.

**Without rapid intervention and a clear strategy, the application risked refusal, extensive redesign, and loss of momentum on a key residential scheme.**

### Our Approach

- Completed a full review of pre-application and application material within a compressed timeframe
- Identified issues requiring resolution and distinguished these from matters already agreed
- Defended the client's position while focusing discussions on points requiring compromise
- Established a constructive working relationship with planning officers
- Negotiated minor design concessions to minimise changes to the approved scheme
- Continued engagement to shape planning conditions post-approval

### The Outcome

- Positive officer recommendation and unanimous Planning Committee approval secured
- Planning permission granted for a 107-unit residential development
- Significant number of pre-commencement conditions revised
- Demolition and delivery brought forward without unnecessary delay