



## Planning • Heritage

Specialist & Independent Advisors to the Property Industry

### Crown & Manor Club, Hackney

#### Client

Countryside Properties Ltd

#### Location

Crown & Manor Club, Wiltshire Row, Hackney

#### Services Provided

Planning  
Historic Buildings

#### Date of Completion

Ongoing

#### Key issues

Design & Conservation Issues.  
Reprovision of Community Use.  
Affordable Housing & Financial Viability.  
Planning Obligations.  
Costs Award.



CgMs acted as the lead consultant for a successful planning appeal against Hackney Borough Council's decision to refuse planning permission and conservation area consent for the mixed use redevelopment of a charitable sports club located beside the Regents Canal.

Countryside linked up with the Crown & Manor Club to subsidise the redevelopment of its premises by demolishing the existing building and constructing a fit for purpose two-storey club with 84 flats above. The proposed plans left minimal scope for affordable housing provision.

The appeal was considered to be a landmark victory when it was allowed in 2008 on the basis that it undermined the presumption held by many local planning authorities that affordable housing is more important than other community objectives. A financial viability appraisal demonstrated that the scheme could not support the affordable housing quota that was required by Development Plan policy.

The appeal Inspector considered that the high quality design of the scheme enhanced the appearance of the Regents Canal Conservation Area and agreed with the appellant that the Council's request for a contribution towards leisure and open spaces maintenance was unnecessary.

A successful award of costs was also made against the Council.



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