



PLANNING SUB - COMMITTEE SUPPLEMENTARY PAPERS PACK

Wednesday, 1st July, 2020

at 6.30 pm

Until further notice, all Council meetings will be held remotely. This meeting can viewed via the following YouTube Live stream link:

<https://youtu.be/mRgcSlyPR3w>

Committee Members:

Cllr Vincent Stops, Cllr Katie Hanson, Cllr Susan Fajana-Thomas, Cllr Michael Levy, Cllr Brian Bell, Cllr Peter Snell, Cllr Clare Potter, Cllr Steve Race and Cllr Anna Lynch (Substitute)

Tim Shields
Chief Executive

Gareth Sykes
Governance Services Officer
Tel: 020 8356 1567

Email: gareth.sykes@hackney.gov.uk

The press and public are welcome to attend this meeting

ACCESS AND INFORMATION

Contact for Information:

Gareth Sykes, Governance Services
Tel: 020 8356 1567
Email: gareth.sykes@hackney.gov.uk

Hackney Council website: www.hackney.gov.uk

The Council and Democracy section of the Hackney Council website contains full details about the democratic process at Hackney, including:

- Councillor contact details
- Agendas, reports and minutes from council meetings
- The council's constitution
- Overview and Scrutiny information
- Details and links to area forums and local consultations

There are public toilets available, with wheelchair access, on the ground floor of the Town Hall. Induction loop facilities are available in the Assembly Halls, rooms 101, 102 & 103 and the Council Chamber. Access for people with mobility difficulties can be obtained through the ramp on the side to the main Town Hall entrance.

AGENDA

Wednesday, 1st July, 2020

ORDER OF BUSINESS

Title	Ward	Page No
5 2019/2458 New Era Estate (Land Bound by Orsman Road Halcombe Street Phillip Street and Whitmore Road), London N1		1 - 8
6 2019/3936 39-47 East Road N1 6AH	Hoxton East & Shoreditch	9 - 16
7 2018/4414 Finn House (Western Block) Bevenden Street London N1 6BL	Hoxton West	17 - 24
8 2020/0501 184 Evering Road, London E5 8AJ	Hackney Downs	25 - 32
9 2019/4081 73 Clapton Common Hackney London E5 9AA	Cazenove	33 - 40

Attending Meetings of the Planning Sub-Committee

Introduction

The majority of planning applications for extensions to a home, new shop fronts, advertisements and similar minor development, are decided by Planning Officers.

The Planning Sub-Committee generally makes the decisions on larger planning applications that:

- may have a significant impact on the local community; and
- are recommended for approval by the Planning Officer.

Planning Sub-Committee members use these meetings to make sure they have all the information they need and hear both sides before making a decision.

The Planning Sub-Committee

The Planning Sub-Committee is made up of Councillors from all political parties. One of the Councillors is the Planning Sub-Committee Chair. When making decisions the Planning Sub-Committee will always be:

- open about how they came to a decision,
- fair when making a decision, and
- impartial by not favouring one side over another.

Meetings are held in public at Hackney Town Hall and usually start at 6.30pm on the first Wednesday of the month. Agendas are available at <http://mginternet.hackney.gov.uk/mgCalendarMonthView.aspx?GL=1&bcr=1> or from the Committee Officer a week before the meeting.

All Planning Sub-Committee members will keep an open mind regarding planning applications. The meetings are necessarily formal because the Chair and members want to listen to everyone and have the chance to ask questions so that they can fully understand the issues.

Those speaking, either for or against a planning application, are generally given five minutes to explain their concerns/why they believe the application has merit. If there is more than one person for or against a planning application the five minutes is to be divided between all the persons wishing to speak or a spokesperson is to be nominated to speak on behalf of those persons. The Chair will help groups speaking on the same item to coordinate their presentations.

How the Meeting Works

The Planning Sub-Committee will normally consider agenda items in turn. If there are a lot of people for an item the Chair might change the order of the agenda items to consider an item earlier.

At the beginning of each meeting the Chair will explain how the meeting works and what can and cannot be taken into account by Planning Sub-committee members when making decisions. The procedure followed at each meeting is set out below:

- The Chair welcomes attendees to the meeting and explains the procedure the meeting will follow,
- Apologies received,
- Members declare any interests in an item on the agenda,
- Minutes of previous Planning Sub-committees are considered/approved,
- The Planning Sub-committee will consider any proposal/questions referred to the Sub-committee by the Council's monitoring officer,
- The Chair asks the Planning Officer to introduce their report/recommendation to the Planning Sub-Committee. The Planning Officer will also inform Planning Sub-committee members of any relevant additional information received after the report was published,
- Registered objectors are given the opportunity to speak for up to five minutes,
- Registered supporters and the applicant are given the opportunity to speak for up to five minutes,
- Councillors who have registered to speak to object or in support are given the opportunity to speak for up to five minutes. The registered objectors or supporters, as the case may be, will be given the opportunity to speak for a further five minutes in such circumstances to ensure equal time is given to all parties,

Where the applicant is a Councillor they must leave the room after the Planning Sub-committee members have asked them any questions of clarification/discussions regarding an agenda item have been completed so that members can consider and vote on the recommendation relating to the Councillor's planning application.

- Planning Sub-committee members can ask questions of objectors and supporters and ask Council officers for further clarification before considering a Planning Officer's recommendation,

Where Planning Sub-committee members have concerns regarding a planning application that cannot be addressed to their satisfaction when considering the application, the members can resolve to defer determining the planning application until such time as their concerns can be addressed,

- The recommendation, including any supplementary planning conditions/obligations or recommendations proposed during the consideration of an item by the Planning Sub-Committee members, is put to a vote. Where an equal number of votes is cast for and against a recommendation, the Chair has a casting vote.

Decisions

Decisions of the Planning Sub-Committee relating to planning applications shall be based on:

- National planning policies set out by Government,
- Regional strategy, the London Plan, set out by the Greater London Authority,
- Development plan documents, such as the Core Strategy, Development Management Local Plan etc., and
- Other 'material planning considerations' such as the planning history of a site.

Non-planning considerations are not relevant to the Planning Sub-committee's decision making and should be disregarded by the Sub-Committee.

Speaking at the Meeting

If you have submitted a written representation to the Council in respect of a planning application you can register to speak at the meeting at which the application is considered by the Planning Sub-committee. To register to speak you should contact the Committee Officer by phone on 020 8356 1567 or email governance@hackney.gov.uk by 4.00pm on the working day before the meeting.

If you wish to present photographs or illustrative material at the meeting, notice of this should be given as the consent of the Chair will be required. Please contact the Committee Officer for more information.

RIGHTS OF PRESS AND PUBLIC TO REPORT ON MEETINGS

Where a meeting of the Council and its committees are open to the public, the press and public are welcome to report on meetings of the Council and its committees, through any audio, visual or written methods and may use digital and social media providing they do not disturb the conduct of the meeting and providing that the person reporting or providing the commentary is present at the meeting.

Those wishing to film, photograph or audio record a meeting are asked to notify the Council's Monitoring Officer by noon on the day of the meeting, if possible, or any time prior to the start of the meeting or notify the Chair at the start of the meeting.

The Monitoring Officer, or the Chair of the meeting, may designate a set area from which all recording must take place at a meeting.

The Council will endeavour to provide reasonable space and seating to view, hear and record the meeting. If those intending to record a meeting require any other reasonable facilities, notice should be given to the Monitoring Officer in advance of the meeting and will only be provided if practicable to do so.

The Chair shall have discretion to regulate the behaviour of all those present recording a meeting in the interests of the efficient conduct of the meeting. Anyone acting in a disruptive manner may be required by the Chair to cease recording or may be excluded from the meeting. Disruptive behaviour may include: moving from any designated recording area; causing excessive noise; intrusive lighting; interrupting the meeting; or filming members of the public who have asked not to be filmed.

All those visually recording a meeting are requested to only focus on recording councillors, officers and the public who are directly involved in the conduct of the meeting. The Chair of the meeting will ask any members of the public present if they have objections to being visually recorded. Those visually recording a meeting are asked to respect the wishes of those who do not wish to be filmed or photographed. Failure by someone recording a meeting to respect the wishes of those who do not wish to be filmed and photographed may result in the Chair instructing them to cease recording or in their exclusion from the meeting.

If a meeting passes a motion to exclude the press and public then in order to consider confidential or exempt information, all recording must cease and all recording equipment must be removed from the meeting room. The press and public are not permitted to use any means which might enable them to see or hear the proceedings whilst they are excluded from a meeting and confidential or exempt information is under consideration.

Providing oral commentary during a meeting is not permitted.

ADVICE TO MEMBERS ON DECLARING INTERESTS

Hackney Council's Code of Conduct applies to **all** Members of the Council, the Mayor and co-opted Members.

This note is intended to provide general guidance for Members on declaring interests. However, you may need to obtain specific advice on whether you have an interest in a particular matter. If you need advice, you can contact:

- Interim Director of Legal;
- The Legal Adviser to the committee; or
- Governance Services.

If at all possible, you should try to identify any potential interest you may have before the meeting so that you and the person you ask for advice can fully consider all the circumstances before reaching a conclusion on what action you should take.

1. Do you have a disclosable pecuniary interest in any matter on the agenda or which is being considered at the meeting?

You will have a disclosable pecuniary interest in a matter if it:

- relates to an interest that you have already registered in Parts A and C of the Register of Pecuniary Interests of you or your spouse/civil partner, or anyone living with you as if they were your spouse/civil partner;
- relates to an interest that should be registered in Parts A and C of the Register of Pecuniary Interests of your spouse/civil partner, or anyone living with you as if they were your spouse/civil partner, but you have not yet done so; or
- affects your well-being or financial position or that of your spouse/civil partner, or anyone living with you as if they were your spouse/civil partner.

2. If you have a disclosable pecuniary interest in an item on the agenda you must:

- Declare the existence and nature of the interest (in relation to the relevant agenda item) as soon as it becomes apparent to you (subject to the rules regarding sensitive interests).
- You must leave the room when the item in which you have an interest is being discussed. You cannot stay in the meeting room or public gallery whilst discussion of the item takes place and you cannot vote on the matter. In addition, you must not seek to improperly influence the decision.
- If you have, however, obtained dispensation from the Monitoring Officer or Standards Committee you may remain in the room and participate in the meeting. If dispensation has been granted it will stipulate the extent of your involvement, such as whether you can only be present to make representations, provide evidence or whether you are able to fully participate and vote on the matter in which you have a pecuniary interest.

3. Do you have any other non-pecuniary interest on any matter on the agenda which is being considered at the meeting?

You will have 'other non-pecuniary interest' in a matter if:

- i. It relates to an external body that you have been appointed to as a Member or in another capacity; or
- ii. It relates to an organisation or individual which you have actively engaged in supporting.

4. If you have other non-pecuniary interest in an item on the agenda you must:

- i. Declare the existence and nature of the interest (in relation to the relevant agenda item) as soon as it becomes apparent to you.
- ii. You may remain in the room, participate in any discussion or vote provided that contractual, financial, consent, permission or licence matters are not under consideration relating to the item in which you have an interest.
- iii. If you have an interest in a contractual, financial, consent, permission or licence matter under consideration, you must leave the room unless you have obtained a dispensation from the Monitoring Officer or Standards Committee. You cannot stay in the room or public gallery whilst discussion of the item takes place and you cannot vote on the matter. In addition, you must not seek to improperly influence the decision. Where members of the public are allowed to make representations, or to give evidence or answer questions about the matter you may, with the permission of the meeting, speak on a matter then leave the room. Once you have finished making your representation, you must leave the room whilst the matter is being discussed.
- iv. If you have been granted dispensation, in accordance with the Council's dispensation procedure you may remain in the room. If dispensation has been granted it will stipulate the extent of your involvement, such as whether you can only be present to make representations, provide evidence or whether you are able to fully participate and vote on the matter in which you have a non pecuniary interest.

Further Information

Advice can be obtained from Suki Binjal, Interim Director of Legal, on 020 8356 6234 or email suki.binjal@hackney.gov.uk



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LONDON BOROUGH OF HACKNEY

PLANNING SUB-COMMITTEE
01 July 2020

ADDENDUM SHEET

ITEM 5: New Era Estate, land Bound by Orsman Road Halcombe Street Phillip Street and Whitmore Road

A written statement has been submitted by Cllr Kam Adams, Cllr for Hoxton East and Shoreditch and Speaker of Hackney:

“Having been a councillor for Hoxton East & Shoreditch Ward since May 2014 and having lived on the Colville Estate for over 30 years I am very familiar with the New Era Estate. Having visited the estate and residents living on the estate many times, I can confirm it was home to a number of large family groups, the caretaker manager never advertised vacant flats to the general public any new lettings were advertised through word of mouth so the estate was full of the children that were born and grew up on the estate, relatives and friends. The estate was affordable as the landlord held rent at about 50% of the market rate. However, the residents were responsible for repairs, installing their own kitchens and bathrooms in return for cheap rents. Rents were paid in envelopes through the post box of the caretaker’s office.

In 2014, shortly after being elected as ward councillor, I became aware of the concerns that the residents on the estate had about their new landlord, Private Equity firm Westbrook who bought the estate from Robert Lever. They announced their intention to increase rents by 10%, which the residents said they couldn’t afford and faced the prospect of being made homeless within months.

Since Dolphin acquired the New Era estate in 2014 they have worked with residents to secure the future of the estate. From August 2017, when they first raised with residents, the possibility of rebuilding the estate, Dolphin have kept me informed of their plans. They have invited me to the 4 resident drop-in sessions and shared resident newsletters with me.

I raised the following matters with Dolphin: Affordable rent on the estate, which they responded by introducing personalised rent whereby households would pay according to their income with the majority of increases at CPI 1% and put a cap on rent increases at CPI plus 4.5%

During this time the feedback I have received from residents of the estate has been positive and residents were generally happy and said that the new rent arrangement has worked well for the estate. I have also been contacted by other constituents about the rebuild regarding what would happen to their rent and to the resident while the estate is demolished. They also raised the issue of the cost of moving.

I raised these matters with Dolphin and they listened and addressed these concerns by promising the residents that they will be offered a new home while the estate is being

rebuilt and residents will pay no more rent than they would have paid had the estate not been rebuilt, they also promised to offer the residents somewhere to live while the estate is being rebuilt and residents will be reimbursed for the cost of moving.

I am in support of the rebuilding of the estate because it will:

- Increase the number of homes to rent in the local area
- Provide affordable housing into perpetuity
- Deliver high-quality homes to the existing community
- Keep the existing community together and increase accessibility for residents
- Provide both shared and private amenity spaces for residents”.

6.2.4 Omit the word “duplex”.

6.2.22 Replace “level 5” with “level 6”.

6.6.3 Replace “(1 in Orsman Road, 1 in Halcomb Street and 1 in Philip St)” to “(1 in Orsman Road, 2 in Halcomb Street and 1 in Philip St)”.

6.6.5 Replace “£200,000 monitoring fee” with “£2,000 monitoring fee”.

ITEM 6: 39 - 47 East Road

Approved Plans

The following document should be added to the approved plans:

- Area Schedule dated 19/06/2020

4.6 Neighbours

4 additional consultation responses have been received from nearby residents. The issues raised can be summarised as follows:

- Daylight/sunlight impacts of the development
- Inappropriate height in this location
- Pedestrian and highways impacts of the development
- Privacy impacts
- Will prevent servicing of commercial building to north from Silbury Street. (OFFICER NOTE: There is currently no servicing allowed from Silbury St so restriction of vehicular access on this street should not impact servicing of nearby commercial units).
- Wind impacts
- Impact on local parking
- Impact on the views from nearby residential buildings (OFFICER NOTE: This is not a material planning consideration).
- Amenity Impacts of hotel use.
- Environmental impacts of another large construction project in the area.

The issues raised above are considered to have been addressed in the officer report unless otherwise noted above.

4.7 Local Groups / Other Consultees

The following additional consultation response has been received:

Shoreditch Conservation Area Advisory Committee

Objection. Although the site is outside the conservation area, it is close enough (two streets away from the Underwood CA) for concern that the overbearing scale, height and massing of this project will have a detrimental impact on the area. Although there are towers close to the Old Street roundabout, this proposal extends the cluster further up East Road, creating a strip of tall buildings, with a wind tunnel effect. Context for the proposal should take into account the low brick buildings in the block immediately adjacent to the East.

OFFICER NOTE: The issues raised above are considered to have been addressed in the report.

Amendments

All amendments shown in italics

The following amendments should be made to section 6:

6.1 The Principle of the Use

At 6.1.1 the word 'net' should be added after the reference to the GLA hotel targets. The full sentence should read as follows:

The GLA's "Working Paper 88 Projections of demand and supply for visitor accommodation in London to 2050" (2017) identifies Hackney's need for hotel spaces between 2015 and 2041 as 3,382 additional units (*net*).

6.4 Traffic and Transportation

Paragraph 6.4.26 should be amended to read as follows:

- 6.4.26 Two of three existing mix use parking bays on East Road, within 15m of the site, have been earmarked to be converted to blue badge bays to accommodate disabled occupants and visitors who may need to drive as a necessity to the site. Although this number of spaces falls short of policy targets, the site cannot accommodate car parking as Silbury Street is proposed to be pedestrianised, which is in line with draft London Plan T2 (Healthy Streets). ~~It is recommended that a condition be imposed requiring the submission of a Parking Design and Management Plan which will require additional 2 spaces to be identified in the local area that can be converted should the need arise.~~ The need for additional spaces shall be monitored through the Travel Plan.

6.6 Amenity of Nearby Occupiers

Paragraphs 6.6.12 and 6.6.28 should be amended to read as follows:

- 6.6.12 Of the 27 windows assessed for VSC at this property, 22 either do not have retained VSCs over 27% or experience reductions in excess of 20%. Many of those windows that fail the BRE tests have reductions well over 20% with some suffering a reduction of VSC in excess of 60%. However, as mentioned above, the windows in question are all in close proximity to the site boundary and many enjoy existing daylight levels that could be considered unusually high for this type of boundary condition in an inner urban area. In addition, 14 of the 22 windows would serve bedroom windows which are considered less sensitive to a loss of daylight in BRE guidance. The remaining windows serve living/dining rooms but in all but *three* cases, these windows serve rooms with other windows which do not face the proposal site.
- 6.6.28 As discussed above, the proposed development will be located in close proximity to residential windows on the upper floors of Zeus House. While the proposed development will create an increased sense of enclosure to these windows, it should be noted that *three of nine* main living spaces affected are served by secondary windows where some degree of open aspect will be retained (or will remain unchanged). As discussed above, the proximity of the windows at Zeus House to the site boundary is also such that some degree of an increased sense of enclosure would be difficult to avoid should the application site be comprehensively redeveloped. Given the extent of the impact, and when considering the number of units affected against the wider public benefits of the scheme, the increased sense of enclosure that would arise at this building is considered to be within acceptable limits. The location of other nearby residential windows in relation to the development and the existing character of the area are such that there is not considered to be an increased sense of enclosure to other residential uses in the area arising from the development.

8. RECOMMENDATION

The wording of the following conditions should be amended:

8.1.8 Future Proofing Connections to District Heating Network

Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development.

- Full detailed specification and layout of the main plant room confirming the location of *the potential connection points to demonstrate how the development* could be adapted to connect to a future district heating network

REASON: In the interests of the promotion of sustainable forms of development and construction.

8.1.9 Plant Design and Specification

Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development (excluding demolition). The development shall not be carried out otherwise than in accordance with the details thus approved.

1. *A study and justification of the energy strategy according to the system hierarchy as indicated in the GLA guidance for energy assessments;*
2. *Evidence assessing the viability of connection to nearby district heating networks. This should include further investigation of the potential for connection with relevant stakeholders (including Shoreditch, Bunhill and TFL) and to submit further details to demonstrate any constraints or otherwise associated with connecting; to act as an energy centre to satisfy the development's demand;*
3. *Any energy system to be adopted shall be future proofed to have the potential to connect to nearby district heating networks.*
4. clarification as to how the ASHP for DWH will operate alongside heating and cooling or any other technologies being specified for the development;
5. details of the Seasonal Coefficient of Performance (SCoP) and Seasonal Energy Efficiency ratio (SEER);
6. full details of location of the condenser units from the VRF systems (or any other fixed plant adopted) and noise solutions to mitigate impact for nearby sensitive receptors;
7. information about refrigerants that are required to have a Low or Zero Global Warming Potential (GWP) and Zero Ozone Depleting Potential (ODP)
8. commitment to monitor the performance of the energy system post-construction, to ensure the expected performance approved is achieved.

REASON: In the interests of the promotion of sustainable forms of development and construction.

8.1.10 Plant ASHP

Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development. The development shall not be carried out otherwise than in accordance with the details thus approved.

- *Confirmation of installation and commissioning reports associated with the energy systems approved in the last energy report.*

REASON: In the interests of the promotion of sustainable forms of development and construction.

8.1.13 Contaminated Land: Risk Assessment

No development shall commence (*excluding demolition*) until an assessment of the risks posed by any contamination shall have been submitted to and approved in writing by the local planning authority. This assessment must be undertaken by

a suitably qualified contaminated land practitioner, in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced), and shall assess any contamination on the site, whether or not it originates on the site. The assessment shall include: a survey of the extent, scale and nature of contamination; the potential risks to: human health; property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes; adjoining land; ground waters and surface waters; ecological systems; and archaeological sites and ancient monuments.

REASON: To protect human health, water resources, property and the wider environment from harm and pollution resulting from land contamination.

8.1.14 Contaminated Land: Remediation Scheme

No development shall take place (*excluding demolition*) where (following the risk assessment) land affected by contamination is found which poses risks identified as unacceptable in the risk assessment, until a detailed remediation scheme shall have been submitted to and approved in writing by the local planning authority. The scheme shall include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. The remediation scheme shall be sufficiently detailed and thorough to ensure that upon completion the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to its intended use.

REASON: To protect the end user(s) of the development, any adjacent land user(s) and the environment from contamination.

8.1.28 Groundwater Site Investigation

Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development (*excluding demolition*). The development shall not be carried out otherwise than in accordance with the details thus approved.

a) An intrusive groundwater site investigation to confirm that the proposed development will have minimal impact on neighbouring sites including details of any proposed mitigation (where necessary).

REASON: In order to provide an adequate provision for Sustainable Urban Drainage.

The following condition should be removed:

~~8.1.29 Car Park Design and Management Plan~~

~~Notwithstanding the details shown on the plans and documents hereby~~

~~approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning prior to the occupation of the development. The development shall not be carried out otherwise than in accordance with the details thus approved.~~

- ~~○ A Car Park Design and Management Plan which identifies potential spaces on Curtain road that could be converted to blue badge spaces~~

~~REASON: In order to ensure that there is an adequate provision of disabled persons car parking spaces.~~

The following condition should be added:

8.1.31 Piling

No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

REASON: The proposed works will be in close proximity to underground water utility infrastructure.

8.2. Recommendation B

The following additional contribution should be added to Recommendation B:

Highways and Transportation

- £1,000 towards Delivery and Servicing Management Plan monitoring

ITEM 7: Finn House (Western Block) Bevenden Street London N1 6BL

Additional information from an objector was sent to Governance Services for circulation to members. The objection is as follows

- Previous planning permissions have restricted to four storeys on Bevenden Road
- Play space is not provided (Officer's note: Child yield for the development using the GLA's calculator is about 1.5 children. Developments under 10 children are not required to provide playspace)
- Accessibility - a lift hasn't been provided
- Waste collection - bins to the rear
- Private amenity space is undersized
- Affordable housing isn't provided
- Noise transmission issues
- Landscaping and biodiversity issues due to loss of trees

- Waste management company has changed (Officer's note: Details of the refuse management strategy are reserved by condition)
- Daylight impacts on ground floor flats have not been addressed (Officer's note: Details of the bin store will be reserved by condition. The bin stores, by reason of their proximity to the residential windows, are not considered to adversely affect the daylight and sunlight of the residential occupiers. It should also be noted there is an existing hedge located between the closest affected windows and refuse area that will be retained.
- Heritage report states that the height will have a minimal impact on streetscene
- The development is contrary to policy on design and guidance on quality

Officer's note: The issues raised above have been addressed in the officer's report unless otherwise noted.

6. Recommendations

6.1.11 Waste/Recycling collection

Remove text of condition 6.1.11 and replace with the following:

Notwithstanding the details in **Planning Addendum V2 dated June 2020** and **Letter from Pier Management Limited to Jamie Milne dated 16 October 2019 ref.**

DH/FINNHSE01-33, details of a refuse management plan shall be submitted and approved in writing by the Local Planning Authority prior to occupation of the development. The plan shall cover the following:

- Cleaning and waste removal including arrangements for refuse to be presented to the kerbside for collection and returned to the site the same day;
- The organisation that will be contracted;
- Contact details for any complaints;
- Monitoring and review of operations.

The refuse management plan shall be implemented, and the site shall be managed in accordance with the approved plan for the life of the development.

REASON: In the interests of providing adequate waste and recycling facilities.

Signed.....

Date.....

ALED RICHARDS
Director, Public Realm

LONDON BOROUGH OF HACKNEY

PLANNING SUB-COMMITTEE
01 July 2020

ADDENDUM SHEET

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- Deliver high-quality homes to the existing community
- Keep the existing community together and increase accessibility for residents
- Provide both shared and private amenity spaces for residents”.

6.2.4 Omit the word “duplex”.

6.2.22 Replace “level 5” with “level 6”.

6.6.3 Replace “(1 in Orsman Road, 1 in Halcomb Street and 1 in Philip St)” to “(1 in Orsman Road, 2 in Halcomb Street and 1 in Philip St)”.

6.6.5 Replace “£200,000 monitoring fee” with “£2,000 monitoring fee”.

ITEM 6: 39 - 47 East Road

Approved Plans

The following document should be added to the approved plans:

- Area Schedule dated 19/06/2020

4.6 Neighbours

4 additional consultation responses have been received from nearby residents. The issues raised can be summarised as follows:

- Daylight/sunlight impacts of the development
- Inappropriate height in this location
- Pedestrian and highways impacts of the development
- Privacy impacts
- Will prevent servicing of commercial building to north from Silbury Street. (OFFICER NOTE: There is currently no servicing allowed from Silbury St so restriction of vehicular access on this street should not impact servicing of nearby commercial units).
- Wind impacts
- Impact on local parking
- Impact on the views from nearby residential buildings (OFFICER NOTE: This is not a material planning consideration).
- Amenity Impacts of hotel use.
- Environmental impacts of another large construction project in the area.

The issues raised above are considered to have been addressed in the officer report unless otherwise noted above.

4.7 Local Groups / Other Consultees

The following additional consultation response has been received:

Shoreditch Conservation Area Advisory Committee

Objection. Although the site is outside the conservation area, it is close enough (two streets away from the Underwood CA) for concern that the overbearing scale, height and massing of this project will have a detrimental impact on the area. Although there are towers close to the Old Street roundabout, this proposal extends the cluster further up East Road, creating a strip of tall buildings, with a wind tunnel effect. Context for the proposal should take into account the low brick buildings in the block immediately adjacent to the East.

OFFICER NOTE: The issues raised above are considered to have been addressed in the report.

Amendments

All amendments shown in italics

The following amendments should be made to section 6:

6.1 The Principle of the Use

At 6.1.1 the word 'net' should be added after the reference to the GLA hotel targets. The full sentence should read as follows:

The GLA's "Working Paper 88 Projections of demand and supply for visitor accommodation in London to 2050" (2017) identifies Hackney's need for hotel spaces between 2015 and 2041 as 3,382 additional units (*net*).

6.4 Traffic and Transportation

Paragraph 6.4.26 should be amended to read as follows:

- 6.4.26 Two of three existing mix use parking bays on East Road, within 15m of the site, have been earmarked to be converted to blue badge bays to accommodate disabled occupants and visitors who may need to drive as a necessity to the site. Although this number of spaces falls short of policy targets, the site cannot accommodate car parking as Silbury Street is proposed to be pedestrianised, which is in line with draft London Plan T2 (Healthy Streets). ~~It is recommended that a condition be imposed requiring the submission of a Parking Design and Management Plan which will require additional 2 spaces to be identified in the local area that can be converted should the need arise.~~ The need for additional spaces shall be monitored through the Travel Plan.

6.6 Amenity of Nearby Occupiers

Paragraphs 6.6.12 and 6.6.28 should be amended to read as follows:

- 6.6.12 Of the 27 windows assessed for VSC at this property, 22 either do not have retained VSCs over 27% or experience reductions in excess of 20%. Many of those windows that fail the BRE tests have reductions well over 20% with some suffering a reduction of VSC in excess of 60%. However, as mentioned above, the windows in question are all in close proximity to the site boundary and many enjoy existing daylight levels that could be considered unusually high for this type of boundary condition in an inner urban area. In addition, 14 of the 22 windows would serve bedroom windows which are considered less sensitive to a loss of daylight in BRE guidance. The remaining windows serve living/dining rooms but in all but *three* cases, these windows serve rooms with other windows which do not face the proposal site.
- 6.6.28 As discussed above, the proposed development will be located in close proximity to residential windows on the upper floors of Zeus House. While the proposed development will create an increased sense of enclosure to these windows, it should be noted that *three of nine* main living spaces affected are served by secondary windows where some degree of open aspect will be retained (or will remain unchanged). As discussed above, the proximity of the windows at Zeus House to the site boundary is also such that some degree of an increased sense of enclosure would be difficult to avoid should the application site be comprehensively redeveloped. Given the extent of the impact, and when considering the number of units affected against the wider public benefits of the scheme, the increased sense of enclosure that would arise at this building is considered to be within acceptable limits. The location of other nearby residential windows in relation to the development and the existing character of the area are such that there is not considered to be an increased sense of enclosure to other residential uses in the area arising from the development.

8. **RECOMMENDATION**

The wording of the following conditions should be amended:

8.1.8 **Future Proofing Connections to District Heating Network**

Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development.

- Full detailed specification and layout of the main plant room confirming the location of *the potential connection points to demonstrate how the development* could be adapted to connect to a future district heating network

REASON: In the interests of the promotion of sustainable forms of development and construction.

8.1.9 **Plant Design and Specification**

Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development (excluding demolition). The development shall not be carried out otherwise than in accordance with the details thus approved.

1. *A study and justification of the energy strategy according to the system hierarchy as indicated in the GLA guidance for energy assessments;*
2. *Evidence assessing the viability of connection to nearby district heating networks. This should include further investigation of the potential for connection with relevant stakeholders (including Shoreditch, Bunhill and TFL) and to submit further details to demonstrate any constraints or otherwise associated with connecting; to act as an energy centre to satisfy the development's demand;*
3. *Any energy system to be adopted shall be future proofed to have the potential to connect to nearby district heating networks.*
4. clarification as to how the ASHP for DWH will operate alongside heating and cooling or any other technologies being specified for the development;
5. details of the Seasonal Coefficient of Performance (SCoP) and Seasonal Energy Efficiency ratio (SEER);
6. full details of location of the condenser units from the VRF systems (or any other fixed plant adopted) and noise solutions to mitigate impact for nearby sensitive receptors;
7. information about refrigerants that are required to have a Low or Zero Global Warming Potential (GWP) and Zero Ozone Depleting Potential (ODP)
8. commitment to monitor the performance of the energy system post-construction, to ensure the expected performance approved is achieved.

REASON: In the interests of the promotion of sustainable forms of development and construction.

8.1.10 Plant ASHP

Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development. The development shall not be carried out otherwise than in accordance with the details thus approved.

- *Confirmation of installation and commissioning reports associated with the energy systems approved in the last energy report.*

REASON: In the interests of the promotion of sustainable forms of development and construction.

8.1.13 Contaminated Land: Risk Assessment

No development shall commence (*excluding demolition*) until an assessment of the risks posed by any contamination shall have been submitted to and approved in writing by the local planning authority. This assessment must be undertaken by

a suitably qualified contaminated land practitioner, in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced), and shall assess any contamination on the site, whether or not it originates on the site. The assessment shall include: a survey of the extent, scale and nature of contamination; the potential risks to: human health; property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes; adjoining land; ground waters and surface waters; ecological systems; and archaeological sites and ancient monuments.

REASON: To protect human health, water resources, property and the wider environment from harm and pollution resulting from land contamination.

8.1.14 Contaminated Land: Remediation Scheme

No development shall take place (*excluding demolition*) where (following the risk assessment) land affected by contamination is found which poses risks identified as unacceptable in the risk assessment, until a detailed remediation scheme shall have been submitted to and approved in writing by the local planning authority. The scheme shall include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. The remediation scheme shall be sufficiently detailed and thorough to ensure that upon completion the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to its intended use.

REASON: To protect the end user(s) of the development, any adjacent land user(s) and the environment from contamination.

8.1.28 Groundwater Site Investigation

Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development (*excluding demolition*). The development shall not be carried out otherwise than in accordance with the details thus approved.

a) An intrusive groundwater site investigation to confirm that the proposed development will have minimal impact on neighbouring sites including details of any proposed mitigation (where necessary).

REASON: In order to provide an adequate provision for Sustainable Urban Drainage.

The following condition should be removed:

~~8.1.29 Car Park Design and Management Plan~~

~~Notwithstanding the details shown on the plans and documents hereby~~

~~approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning prior to the occupation of the development. The development shall not be carried out otherwise than in accordance with the details thus approved.~~

- ~~○ A Car Park Design and Management Plan which identifies potential spaces on Curtain road that could be converted to blue badge spaces~~

~~REASON: In order to ensure that there is an adequate provision of disabled persons car parking spaces.~~

The following condition should be added:

8.1.31 Piling

No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

REASON: The proposed works will be in close proximity to underground water utility infrastructure.

8.2. Recommendation B

The following additional contribution should be added to Recommendation B:

Highways and Transportation

- £1,000 towards Delivery and Servicing Management Plan monitoring

ITEM 7: Finn House (Western Block) Bevenden Street London N1 6BL

Additional information from an objector was sent to Governance Services for circulation to members. The objection is as follows

- Previous planning permissions have restricted to four storeys on Bevenden Road
- Play space is not provided (Officer's note: Child yield for the development using the GLA's calculator is about 1.5 children. Developments under 10 children are not required to provide playspace)
- Accessibility - a lift hasn't been provided
- Waste collection - bins to the rear
- Private amenity space is undersized
- Affordable housing isn't provided
- Noise transmission issues
- Landscaping and biodiversity issues due to loss of trees

- Waste management company has changed (Officer's note: Details of the refuse management strategy are reserved by condition)
- Daylight impacts on ground floor flats have not been addressed (Officer's note: Details of the bin store will be reserved by condition. The bin stores, by reason of their proximity to the residential windows, are not considered to adversely affect the daylight and sunlight of the residential occupiers. It should also be noted there is an existing hedge located between the closest affected windows and refuse area that will be retained.
- Heritage report states that the height will have a minimal impact on streetscene
- The development is contrary to policy on design and guidance on quality

Officer's note: The issues raised above have been addressed in the officer's report unless otherwise noted.

6. Recommendations

6.1.11 Waste/Recycling collection

Remove text of condition 6.1.11 and replace with the following:

Notwithstanding the details in **Planning Addendum V2 dated June 2020** and **Letter from Pier Management Limited to Jamie Milne dated 16 October 2019 ref.**

DH/FINNHSE01-33, details of a refuse management plan shall be submitted and approved in writing by the Local Planning Authority prior to occupation of the development. The plan shall cover the following:

- Cleaning and waste removal including arrangements for refuse to be presented to the kerbside for collection and returned to the site the same day;
- The organisation that will be contracted;
- Contact details for any complaints;
- Monitoring and review of operations.

The refuse management plan shall be implemented, and the site shall be managed in accordance with the approved plan for the life of the development.

REASON: In the interests of providing adequate waste and recycling facilities.

Signed.....

Date.....

ALED RICHARDS
Director, Public Realm

LONDON BOROUGH OF HACKNEY

PLANNING SUB-COMMITTEE
01 July 2020

ADDENDUM SHEET

ITEM 5: New Era Estate, land Bound by Orsman Road Halcombe Street Phillip Street and Whitmore Road

A written statement has been submitted by Cllr Kam Adams, Cllr for Hoxton East and Shoreditch and Speaker of Hackney:

“Having been a councillor for Hoxton East & Shoreditch Ward since May 2014 and having lived on the Colville Estate for over 30 years I am very familiar with the New Era Estate. Having visited the estate and residents living on the estate many times, I can confirm it was home to a number of large family groups, the caretaker manager never advertised vacant flats to the general public any new lettings were advertised through word of mouth so the estate was full of the children that were born and grew up on the estate, relatives and friends. The estate was affordable as the landlord held rent at about 50% of the market rate. However, the residents were responsible for repairs, installing their own kitchens and bathrooms in return for cheap rents. Rents were paid in envelopes through the post box of the caretaker’s office.

In 2014, shortly after being elected as ward councillor, I became aware of the concerns that the residents on the estate had about their new landlord, Private Equity firm Westbrook who bought the estate from Robert Lever. They announced their intention to increase rents by 10%, which the residents said they couldn’t afford and faced the prospect of being made homeless within months.

Since Dolphin acquired the New Era estate in 2014 they have worked with residents to secure the future of the estate. From August 2017, when they first raised with residents, the possibility of rebuilding the estate, Dolphin have kept me informed of their plans. They have invited me to the 4 resident drop-in sessions and shared resident newsletters with me.

I raised the following matters with Dolphin: Affordable rent on the estate, which they responded by introducing personalised rent whereby households would pay according to their income with the majority of increases at CPI 1% and put a cap on rent increases at CPI plus 4.5%

During this time the feedback I have received from residents of the estate has been positive and residents were generally happy and said that the new rent arrangement has worked well for the estate. I have also been contacted by other constituents about the rebuild regarding what would happen to their rent and to the resident while the estate is demolished. They also raised the issue of the cost of moving.

I raised these matters with Dolphin and they listened and addressed these concerns by promising the residents that they will be offered a new home while the estate is being

rebuilt and residents will pay no more rent than they would have paid had the estate not been rebuilt, they also promised to offer the residents somewhere to live while the estate is being rebuilt and residents will be reimbursed for the cost of moving.

I am in support of the rebuilding of the estate because it will:

- Increase the number of homes to rent in the local area
- Provide affordable housing into perpetuity
- Deliver high-quality homes to the existing community
- Keep the existing community together and increase accessibility for residents
- Provide both shared and private amenity spaces for residents”.

6.2.4 Omit the word “duplex”.

6.2.22 Replace “level 5” with “level 6”.

6.6.3 Replace “(1 in Orsman Road, 1 in Halcomb Street and 1 in Philip St)” to “(1 in Orsman Road, 2 in Halcomb Street and 1 in Philip St)”.

6.6.5 Replace “£200,000 monitoring fee” with “£2,000 monitoring fee”.

ITEM 6: 39 - 47 East Road

Approved Plans

The following document should be added to the approved plans:

- Area Schedule dated 19/06/2020

4.6 Neighbours

4 additional consultation responses have been received from nearby residents. The issues raised can be summarised as follows:

- Daylight/sunlight impacts of the development
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OFFICER NOTE: The issues raised above are considered to have been addressed in the report.

Amendments

All amendments shown in italics

The following amendments should be made to section 6:

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- 6.6.28 As discussed above, the proposed development will be located in close proximity to residential windows on the upper floors of Zeus House. While the proposed development will create an increased sense of enclosure to these windows, it should be noted that *three of nine* main living spaces affected are served by secondary windows where some degree of open aspect will be retained (or will remain unchanged). As discussed above, the proximity of the windows at Zeus House to the site boundary is also such that some degree of an increased sense of enclosure would be difficult to avoid should the application site be comprehensively redeveloped. Given the extent of the impact, and when considering the number of units affected against the wider public benefits of the scheme, the increased sense of enclosure that would arise at this building is considered to be within acceptable limits. The location of other nearby residential windows in relation to the development and the existing character of the area are such that there is not considered to be an increased sense of enclosure to other residential uses in the area arising from the development.

8. **RECOMMENDATION**

The wording of the following conditions should be amended:

8.1.8 **Future Proofing Connections to District Heating Network**

Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development.

- Full detailed specification and layout of the main plant room confirming the location of *the potential connection points to demonstrate how the development* could be adapted to connect to a future district heating network

REASON: In the interests of the promotion of sustainable forms of development and construction.

8.1.9 **Plant Design and Specification**

Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development (excluding demolition). The development shall not be carried out otherwise than in accordance with the details thus approved.

1. *A study and justification of the energy strategy according to the system hierarchy as indicated in the GLA guidance for energy assessments;*
2. *Evidence assessing the viability of connection to nearby district heating networks. This should include further investigation of the potential for connection with relevant stakeholders (including Shoreditch, Bunhill and TFL) and to submit further details to demonstrate any constraints or otherwise associated with connecting; to act as an energy centre to satisfy the development's demand;*
3. *Any energy system to be adopted shall be future proofed to have the potential to connect to nearby district heating networks.*
4. clarification as to how the ASHP for DWH will operate alongside heating and cooling or any other technologies being specified for the development;
5. details of the Seasonal Coefficient of Performance (SCoP) and Seasonal Energy Efficiency ratio (SEER);
6. full details of location of the condenser units from the VRF systems (or any other fixed plant adopted) and noise solutions to mitigate impact for nearby sensitive receptors;
7. information about refrigerants that are required to have a Low or Zero Global Warming Potential (GWP) and Zero Ozone Depleting Potential (ODP)
8. commitment to monitor the performance of the energy system post-construction, to ensure the expected performance approved is achieved.

REASON: In the interests of the promotion of sustainable forms of development and construction.

8.1.10 Plant ASHP

Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development. The development shall not be carried out otherwise than in accordance with the details thus approved.

- *Confirmation of installation and commissioning reports associated with the energy systems approved in the last energy report.*

REASON: In the interests of the promotion of sustainable forms of development and construction.

8.1.13 Contaminated Land: Risk Assessment

No development shall commence (*excluding demolition*) until an assessment of the risks posed by any contamination shall have been submitted to and approved in writing by the local planning authority. This assessment must be undertaken by

a suitably qualified contaminated land practitioner, in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced), and shall assess any contamination on the site, whether or not it originates on the site. The assessment shall include: a survey of the extent, scale and nature of contamination; the potential risks to: human health; property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes; adjoining land; ground waters and surface waters; ecological systems; and archaeological sites and ancient monuments.

REASON: To protect human health, water resources, property and the wider environment from harm and pollution resulting from land contamination.

8.1.14 Contaminated Land: Remediation Scheme

No development shall take place (*excluding demolition*) where (following the risk assessment) land affected by contamination is found which poses risks identified as unacceptable in the risk assessment, until a detailed remediation scheme shall have been submitted to and approved in writing by the local planning authority. The scheme shall include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. The remediation scheme shall be sufficiently detailed and thorough to ensure that upon completion the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to its intended use.

REASON: To protect the end user(s) of the development, any adjacent land user(s) and the environment from contamination.

8.1.28 Groundwater Site Investigation

Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development (*excluding demolition*). The development shall not be carried out otherwise than in accordance with the details thus approved.

a) An intrusive groundwater site investigation to confirm that the proposed development will have minimal impact on neighbouring sites including details of any proposed mitigation (where necessary).

REASON: In order to provide an adequate provision for Sustainable Urban Drainage.

The following condition should be removed:

~~8.1.29 Car Park Design and Management Plan~~

~~Notwithstanding the details shown on the plans and documents hereby~~

~~approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning prior to the occupation of the development. The development shall not be carried out otherwise than in accordance with the details thus approved.~~

~~○ A Car Park Design and Management Plan which identifies potential spaces on Curtain road that could be converted to blue badge spaces~~

~~REASON: In order to ensure that there is an adequate provision of disabled persons car parking spaces.~~

The following condition should be added:

8.1.31 Piling

No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

REASON: The proposed works will be in close proximity to underground water utility infrastructure.

8.2. Recommendation B

The following additional contribution should be added to Recommendation B:

Highways and Transportation

- £1,000 towards Delivery and Servicing Management Plan monitoring

ITEM 7: Finn House (Western Block) Bevenden Street London N1 6BL

Additional information from an objector was sent to Governance Services for circulation to members. The objection is as follows

- Previous planning permissions have restricted to four storeys on Bevenden Road
- Play space is not provided (Officer's note: Child yield for the development using the GLA's calculator is about 1.5 children. Developments under 10 children are not required to provide playspace)
- Accessibility - a lift hasn't been provided
- Waste collection - bins to the rear
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- Landscaping and biodiversity issues due to loss of trees

- Waste management company has changed (Officer's note: Details of the refuse management strategy are reserved by condition)
- Daylight impacts on ground floor flats have not been addressed (Officer's note: Details of the bin store will be reserved by condition. The bin stores, by reason of their proximity to the residential windows, are not considered to adversely affect the daylight and sunlight of the residential occupiers. It should also be noted there is an existing hedge located between the closest affected windows and refuse area that will be retained.
- Heritage report states that the height will have a minimal impact on streetscene
- The development is contrary to policy on design and guidance on quality

Officer's note: The issues raised above have been addressed in the officer's report unless otherwise noted.

6. Recommendations

6.1.11 Waste/Recycling collection

Remove text of condition 6.1.11 and replace with the following:

Notwithstanding the details in **Planning Addendum V2 dated June 2020** and **Letter from Pier Management Limited to Jamie Milne dated 16 October 2019 ref.**

DH/FINNHSE01-33, details of a refuse management plan shall be submitted and approved in writing by the Local Planning Authority prior to occupation of the development. The plan shall cover the following:

- Cleaning and waste removal including arrangements for refuse to be presented to the kerbside for collection and returned to the site the same day;
- The organisation that will be contracted;
- Contact details for any complaints;
- Monitoring and review of operations.

The refuse management plan shall be implemented, and the site shall be managed in accordance with the approved plan for the life of the development.

REASON: In the interests of providing adequate waste and recycling facilities.

Signed.....

Date.....

ALED RICHARDS
Director, Public Realm

LONDON BOROUGH OF HACKNEY

PLANNING SUB-COMMITTEE
01 July 2020

ADDENDUM SHEET

ITEM 5: New Era Estate, land Bound by Orsman Road Halcombe Street Phillip Street and Whitmore Road

A written statement has been submitted by Cllr Kam Adams, Cllr for Hoxton East and Shoreditch and Speaker of Hackney:

“Having been a councillor for Hoxton East & Shoreditch Ward since May 2014 and having lived on the Colville Estate for over 30 years I am very familiar with the New Era Estate. Having visited the estate and residents living on the estate many times, I can confirm it was home to a number of large family groups, the caretaker manager never advertised vacant flats to the general public any new lettings were advertised through word of mouth so the estate was full of the children that were born and grew up on the estate, relatives and friends. The estate was affordable as the landlord held rent at about 50% of the market rate. However, the residents were responsible for repairs, installing their own kitchens and bathrooms in return for cheap rents. Rents were paid in envelopes through the post box of the caretaker’s office.

In 2014, shortly after being elected as ward councillor, I became aware of the concerns that the residents on the estate had about their new landlord, Private Equity firm Westbrook who bought the estate from Robert Lever. They announced their intention to increase rents by 10%, which the residents said they couldn’t afford and faced the prospect of being made homeless within months.

Since Dolphin acquired the New Era estate in 2014 they have worked with residents to secure the future of the estate. From August 2017, when they first raised with residents, the possibility of rebuilding the estate, Dolphin have kept me informed of their plans. They have invited me to the 4 resident drop-in sessions and shared resident newsletters with me.

I raised the following matters with Dolphin: Affordable rent on the estate, which they responded by introducing personalised rent whereby households would pay according to their income with the majority of increases at CPI 1% and put a cap on rent increases at CPI plus 4.5%

During this time the feedback I have received from residents of the estate has been positive and residents were generally happy and said that the new rent arrangement has worked well for the estate. I have also been contacted by other constituents about the rebuild regarding what would happen to their rent and to the resident while the estate is demolished. They also raised the issue of the cost of moving.

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rebuilt and residents will pay no more rent than they would have paid had the estate not been rebuilt, they also promised to offer the residents somewhere to live while the estate is being rebuilt and residents will be reimbursed for the cost of moving.

I am in support of the rebuilding of the estate because it will:

- Increase the number of homes to rent in the local area
- Provide affordable housing into perpetuity
- Deliver high-quality homes to the existing community
- Keep the existing community together and increase accessibility for residents
- Provide both shared and private amenity spaces for residents”.

6.2.4 Omit the word “duplex”.

6.2.22 Replace “level 5” with “level 6”.

6.6.3 Replace “(1 in Orsman Road, 1 in Halcomb Street and 1 in Philip St)” to “(1 in Orsman Road, 2 in Halcomb Street and 1 in Philip St)”.

6.6.5 Replace “£200,000 monitoring fee” with “£2,000 monitoring fee”.

ITEM 6: 39 - 47 East Road

Approved Plans

The following document should be added to the approved plans:

- Area Schedule dated 19/06/2020

4.6 Neighbours

4 additional consultation responses have been received from nearby residents. The issues raised can be summarised as follows:

- Daylight/sunlight impacts of the development
- Inappropriate height in this location
- Pedestrian and highways impacts of the development
- Privacy impacts
- Will prevent servicing of commercial building to north from Silbury Street. (OFFICER NOTE: There is currently no servicing allowed from Silbury St so restriction of vehicular access on this street should not impact servicing of nearby commercial units).
- Wind impacts
- Impact on local parking
- Impact on the views from nearby residential buildings (OFFICER NOTE: This is not a material planning consideration).
- Amenity Impacts of hotel use.
- Environmental impacts of another large construction project in the area.

The issues raised above are considered to have been addressed in the officer report unless otherwise noted above.

4.7 Local Groups / Other Consultees

The following additional consultation response has been received:

Shoreditch Conservation Area Advisory Committee

Objection. Although the site is outside the conservation area, it is close enough (two streets away from the Underwood CA) for concern that the overbearing scale, height and massing of this project will have a detrimental impact on the area. Although there are towers close to the Old Street roundabout, this proposal extends the cluster further up East Road, creating a strip of tall buildings, with a wind tunnel effect. Context for the proposal should take into account the low brick buildings in the block immediately adjacent to the East.

OFFICER NOTE: The issues raised above are considered to have been addressed in the report.

Amendments

All amendments shown in italics

The following amendments should be made to section 6:

6.1 The Principle of the Use

At 6.1.1 the word 'net' should be added after the reference to the GLA hotel targets. The full sentence should read as follows:

The GLA's "Working Paper 88 Projections of demand and supply for visitor accommodation in London to 2050" (2017) identifies Hackney's need for hotel spaces between 2015 and 2041 as 3,382 additional units (*net*).

6.4 Traffic and Transportation

Paragraph 6.4.26 should be amended to read as follows:

- 6.4.26 Two of three existing mix use parking bays on East Road, within 15m of the site, have been earmarked to be converted to blue badge bays to accommodate disabled occupants and visitors who may need to drive as a necessity to the site. Although this number of spaces falls short of policy targets, the site cannot accommodate car parking as Silbury Street is proposed to be pedestrianised, which is in line with draft London Plan T2 (Healthy Streets). ~~It is recommended that a condition be imposed requiring the submission of a Parking Design and Management Plan which will require additional 2 spaces to be identified in the local area that can be converted should the need arise.~~ The need for additional spaces shall be monitored through the Travel Plan.

6.6 Amenity of Nearby Occupiers

Paragraphs 6.6.12 and 6.6.28 should be amended to read as follows:

- 6.6.12 Of the 27 windows assessed for VSC at this property, 22 either do not have retained VSCs over 27% or experience reductions in excess of 20%. Many of those windows that fail the BRE tests have reductions well over 20% with some suffering a reduction of VSC in excess of 60%. However, as mentioned above, the windows in question are all in close proximity to the site boundary and many enjoy existing daylight levels that could be considered unusually high for this type of boundary condition in an inner urban area. In addition, 14 of the 22 windows would serve bedroom windows which are considered less sensitive to a loss of daylight in BRE guidance. The remaining windows serve living/dining rooms but in all but *three* cases, these windows serve rooms with other windows which do not face the proposal site.
- 6.6.28 As discussed above, the proposed development will be located in close proximity to residential windows on the upper floors of Zeus House. While the proposed development will create an increased sense of enclosure to these windows, it should be noted that *three of nine* main living spaces affected are served by secondary windows where some degree of open aspect will be retained (or will remain unchanged). As discussed above, the proximity of the windows at Zeus House to the site boundary is also such that some degree of an increased sense of enclosure would be difficult to avoid should the application site be comprehensively redeveloped. Given the extent of the impact, and when considering the number of units affected against the wider public benefits of the scheme, the increased sense of enclosure that would arise at this building is considered to be within acceptable limits. The location of other nearby residential windows in relation to the development and the existing character of the area are such that there is not considered to be an increased sense of enclosure to other residential uses in the area arising from the development.

8. **RECOMMENDATION**

The wording of the following conditions should be amended:

8.1.8 **Future Proofing Connections to District Heating Network**

Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development.

- Full detailed specification and layout of the main plant room confirming the location of *the potential connection points to demonstrate how the development* could be adapted to connect to a future district heating network

REASON: In the interests of the promotion of sustainable forms of development and construction.

8.1.9 **Plant Design and Specification**

Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development (excluding demolition). The development shall not be carried out otherwise than in accordance with the details thus approved.

1. *A study and justification of the energy strategy according to the system hierarchy as indicated in the GLA guidance for energy assessments;*
2. *Evidence assessing the viability of connection to nearby district heating networks. This should include further investigation of the potential for connection with relevant stakeholders (including Shoreditch, Bunhill and TFL) and to submit further details to demonstrate any constraints or otherwise associated with connecting; to act as an energy centre to satisfy the development's demand;*
3. *Any energy system to be adopted shall be future proofed to have the potential to connect to nearby district heating networks.*
4. clarification as to how the ASHP for DWH will operate alongside heating and cooling or any other technologies being specified for the development;
5. details of the Seasonal Coefficient of Performance (SCoP) and Seasonal Energy Efficiency ratio (SEER);
6. full details of location of the condenser units from the VRF systems (or any other fixed plant adopted) and noise solutions to mitigate impact for nearby sensitive receptors;
7. information about refrigerants that are required to have a Low or Zero Global Warming Potential (GWP) and Zero Ozone Depleting Potential (ODP)
8. commitment to monitor the performance of the energy system post-construction, to ensure the expected performance approved is achieved.

REASON: In the interests of the promotion of sustainable forms of development and construction.

8.1.10 Plant ASHP

Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development. The development shall not be carried out otherwise than in accordance with the details thus approved.

- *Confirmation of installation and commissioning reports associated with the energy systems approved in the last energy report.*

REASON: In the interests of the promotion of sustainable forms of development and construction.

8.1.13 Contaminated Land: Risk Assessment

No development shall commence (*excluding demolition*) until an assessment of the risks posed by any contamination shall have been submitted to and approved in writing by the local planning authority. This assessment must be undertaken by

a suitably qualified contaminated land practitioner, in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced), and shall assess any contamination on the site, whether or not it originates on the site. The assessment shall include: a survey of the extent, scale and nature of contamination; the potential risks to: human health; property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes; adjoining land; ground waters and surface waters; ecological systems; and archaeological sites and ancient monuments.

REASON: To protect human health, water resources, property and the wider environment from harm and pollution resulting from land contamination.

8.1.14 Contaminated Land: Remediation Scheme

No development shall take place (*excluding demolition*) where (following the risk assessment) land affected by contamination is found which poses risks identified as unacceptable in the risk assessment, until a detailed remediation scheme shall have been submitted to and approved in writing by the local planning authority. The scheme shall include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. The remediation scheme shall be sufficiently detailed and thorough to ensure that upon completion the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to its intended use.

REASON: To protect the end user(s) of the development, any adjacent land user(s) and the environment from contamination.

8.1.28 Groundwater Site Investigation

Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development (*excluding demolition*). The development shall not be carried out otherwise than in accordance with the details thus approved.

a) An intrusive groundwater site investigation to confirm that the proposed development will have minimal impact on neighbouring sites including details of any proposed mitigation (where necessary).

REASON: In order to provide an adequate provision for Sustainable Urban Drainage.

The following condition should be removed:

~~8.1.29 Car Park Design and Management Plan~~

~~Notwithstanding the details shown on the plans and documents hereby~~

~~approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning prior to the occupation of the development. The development shall not be carried out otherwise than in accordance with the details thus approved.~~

- ~~○ A Car Park Design and Management Plan which identifies potential spaces on Curtain road that could be converted to blue badge spaces~~

~~REASON: In order to ensure that there is an adequate provision of disabled persons car parking spaces.~~

The following condition should be added:

8.1.31 Piling

No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

REASON: The proposed works will be in close proximity to underground water utility infrastructure.

8.2. Recommendation B

The following additional contribution should be added to Recommendation B:

Highways and Transportation

- £1,000 towards Delivery and Servicing Management Plan monitoring

ITEM 7: Finn House (Western Block) Bevenden Street London N1 6BL

Additional information from an objector was sent to Governance Services for circulation to members. The objection is as follows

- Previous planning permissions have restricted to four storeys on Bevenden Road
- Play space is not provided (Officer's note: Child yield for the development using the GLA's calculator is about 1.5 children. Developments under 10 children are not required to provide playspace)
- Accessibility - a lift hasn't been provided
- Waste collection - bins to the rear
- Private amenity space is undersized
- Affordable housing isn't provided
- Noise transmission issues
- Landscaping and biodiversity issues due to loss of trees

- Waste management company has changed (Officer's note: Details of the refuse management strategy are reserved by condition)
- Daylight impacts on ground floor flats have not been addressed (Officer's note: Details of the bin store will be reserved by condition. The bin stores, by reason of their proximity to the residential windows, are not considered to adversely affect the daylight and sunlight of the residential occupiers. It should also be noted there is an existing hedge located between the closest affected windows and refuse area that will be retained.
- Heritage report states that the height will have a minimal impact on streetscene
- The development is contrary to policy on design and guidance on quality

Officer's note: The issues raised above have been addressed in the officer's report unless otherwise noted.

6. Recommendations

6.1.11 Waste/Recycling collection

Remove text of condition 6.1.11 and replace with the following:

Notwithstanding the details in **Planning Addendum V2 dated June 2020** and **Letter from Pier Management Limited to Jamie Milne dated 16 October 2019 ref.**

DH/FINNHSE01-33, details of a refuse management plan shall be submitted and approved in writing by the Local Planning Authority prior to occupation of the development. The plan shall cover the following:

- Cleaning and waste removal including arrangements for refuse to be presented to the kerbside for collection and returned to the site the same day;
- The organisation that will be contracted;
- Contact details for any complaints;
- Monitoring and review of operations.

The refuse management plan shall be implemented, and the site shall be managed in accordance with the approved plan for the life of the development.

REASON: In the interests of providing adequate waste and recycling facilities.

Signed.....

Date.....

ALED RICHARDS
Director, Public Realm

LONDON BOROUGH OF HACKNEY

PLANNING SUB-COMMITTEE
01 July 2020

ADDENDUM SHEET

ITEM 5: New Era Estate, land Bound by Orsman Road Halcombe Street Phillip Street and Whitmore Road

A written statement has been submitted by Cllr Kam Adams, Cllr for Hoxton East and Shoreditch and Speaker of Hackney:

“Having been a councillor for Hoxton East & Shoreditch Ward since May 2014 and having lived on the Colville Estate for over 30 years I am very familiar with the New Era Estate. Having visited the estate and residents living on the estate many times, I can confirm it was home to a number of large family groups, the caretaker manager never advertised vacant flats to the general public any new lettings were advertised through word of mouth so the estate was full of the children that were born and grew up on the estate, relatives and friends. The estate was affordable as the landlord held rent at about 50% of the market rate. However, the residents were responsible for repairs, installing their own kitchens and bathrooms in return for cheap rents. Rents were paid in envelopes through the post box of the caretaker’s office.

In 2014, shortly after being elected as ward councillor, I became aware of the concerns that the residents on the estate had about their new landlord, Private Equity firm Westbrook who bought the estate from Robert Lever. They announced their intention to increase rents by 10%, which the residents said they couldn’t afford and faced the prospect of being made homeless within months.

Since Dolphin acquired the New Era estate in 2014 they have worked with residents to secure the future of the estate. From August 2017, when they first raised with residents, the possibility of rebuilding the estate, Dolphin have kept me informed of their plans. They have invited me to the 4 resident drop-in sessions and shared resident newsletters with me.

I raised the following matters with Dolphin: Affordable rent on the estate, which they responded by introducing personalised rent whereby households would pay according to their income with the majority of increases at CPI 1% and put a cap on rent increases at CPI plus 4.5%

During this time the feedback I have received from residents of the estate has been positive and residents were generally happy and said that the new rent arrangement has worked well for the estate. I have also been contacted by other constituents about the rebuild regarding what would happen to their rent and to the resident while the estate is demolished. They also raised the issue of the cost of moving.

I raised these matters with Dolphin and they listened and addressed these concerns by promising the residents that they will be offered a new home while the estate is being

rebuilt and residents will pay no more rent than they would have paid had the estate not been rebuilt, they also promised to offer the residents somewhere to live while the estate is being rebuilt and residents will be reimbursed for the cost of moving.

I am in support of the rebuilding of the estate because it will:

- Increase the number of homes to rent in the local area
- Provide affordable housing into perpetuity
- Deliver high-quality homes to the existing community
- Keep the existing community together and increase accessibility for residents
- Provide both shared and private amenity spaces for residents”.

6.2.4 Omit the word “duplex”.

6.2.22 Replace “level 5” with “level 6”.

6.6.3 Replace “(1 in Orsman Road, 1 in Halcomb Street and 1 in Philip St)” to “(1 in Orsman Road, 2 in Halcomb Street and 1 in Philip St)”.

6.6.5 Replace “£200,000 monitoring fee” with “£2,000 monitoring fee”.

ITEM 6: 39 - 47 East Road

Approved Plans

The following document should be added to the approved plans:

- Area Schedule dated 19/06/2020

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4 additional consultation responses have been received from nearby residents. The issues raised can be summarised as follows:

- Daylight/sunlight impacts of the development
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8. RECOMMENDATION

The wording of the following conditions should be amended:

8.1.8 Future Proofing Connections to District Heating Network

Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development.

- Full detailed specification and layout of the main plant room confirming the location of *the potential connection points to demonstrate how the development* could be adapted to connect to a future district heating network

REASON: In the interests of the promotion of sustainable forms of development and construction.

8.1.9 Plant Design and Specification

Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development (excluding demolition). The development shall not be carried out otherwise than in accordance with the details thus approved.

1. *A study and justification of the energy strategy according to the system hierarchy as indicated in the GLA guidance for energy assessments;*
2. *Evidence assessing the viability of connection to nearby district heating networks. This should include further investigation of the potential for connection with relevant stakeholders (including Shoreditch, Bunhill and TFL) and to submit further details to demonstrate any constraints or otherwise associated with connecting; to act as an energy centre to satisfy the development's demand;*
3. *Any energy system to be adopted shall be future proofed to have the potential to connect to nearby district heating networks.*
4. clarification as to how the ASHP for DWH will operate alongside heating and cooling or any other technologies being specified for the development;
5. details of the Seasonal Coefficient of Performance (SCoP) and Seasonal Energy Efficiency ratio (SEER);
6. full details of location of the condenser units from the VRF systems (or any other fixed plant adopted) and noise solutions to mitigate impact for nearby sensitive receptors;
7. information about refrigerants that are required to have a Low or Zero Global Warming Potential (GWP) and Zero Ozone Depleting Potential (ODP)
8. commitment to monitor the performance of the energy system post-construction, to ensure the expected performance approved is achieved.

REASON: In the interests of the promotion of sustainable forms of development and construction.

8.1.10 Plant ASHP

Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development. The development shall not be carried out otherwise than in accordance with the details thus approved.

- *Confirmation of installation and commissioning reports associated with the energy systems approved in the last energy report.*

REASON: In the interests of the promotion of sustainable forms of development and construction.

8.1.13 Contaminated Land: Risk Assessment

No development shall commence (*excluding demolition*) until an assessment of the risks posed by any contamination shall have been submitted to and approved in writing by the local planning authority. This assessment must be undertaken by

a suitably qualified contaminated land practitioner, in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced), and shall assess any contamination on the site, whether or not it originates on the site. The assessment shall include: a survey of the extent, scale and nature of contamination; the potential risks to: human health; property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes; adjoining land; ground waters and surface waters; ecological systems; and archaeological sites and ancient monuments.

REASON: To protect human health, water resources, property and the wider environment from harm and pollution resulting from land contamination.

8.1.14 Contaminated Land: Remediation Scheme

No development shall take place (*excluding demolition*) where (following the risk assessment) land affected by contamination is found which poses risks identified as unacceptable in the risk assessment, until a detailed remediation scheme shall have been submitted to and approved in writing by the local planning authority. The scheme shall include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. The remediation scheme shall be sufficiently detailed and thorough to ensure that upon completion the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to its intended use.

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8.1.28 Groundwater Site Investigation

Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development (*excluding demolition*). The development shall not be carried out otherwise than in accordance with the details thus approved.

a) An intrusive groundwater site investigation to confirm that the proposed development will have minimal impact on neighbouring sites including details of any proposed mitigation (where necessary).

REASON: In order to provide an adequate provision for Sustainable Urban Drainage.

The following condition should be removed:

8.1.29 ~~Gar Park Design and Management Plan~~

~~Notwithstanding the details shown on the plans and documents hereby~~

~~approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning prior to the occupation of the development. The development shall not be carried out otherwise than in accordance with the details thus approved.~~

~~○ A Car Park Design and Management Plan which identifies potential spaces on Curtain road that could be converted to blue badge spaces~~

~~REASON: In order to ensure that there is an adequate provision of disabled persons car parking spaces.~~

The following condition should be added:

8.1.31 Piling

No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

REASON: The proposed works will be in close proximity to underground water utility infrastructure.

8.2. Recommendation B

The following additional contribution should be added to Recommendation B:

Highways and Transportation

- £1,000 towards Delivery and Servicing Management Plan monitoring

ITEM 7: Finn House (Western Block) Bevenden Street London N1 6BL

Additional information from an objector was sent to Governance Services for circulation to members. The objection is as follows

- Previous planning permissions have restricted to four storeys on Bevenden Road
- Play space is not provided (Officer's note: Child yield for the development using the GLA's calculator is about 1.5 children. Developments under 10 children are not required to provide playspace)
- Accessibility - a lift hasn't been provided
- Waste collection - bins to the rear
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- Daylight impacts on ground floor flats have not been addressed (Officer's note: Details of the bin store will be reserved by condition. The bin stores, by reason of their proximity to the residential windows, are not considered to adversely affect the daylight and sunlight of the residential occupiers. It should also be noted there is an existing hedge located between the closest affected windows and refuse area that will be retained.
- Heritage report states that the height will have a minimal impact on streetscene
- The development is contrary to policy on design and guidance on quality

Officer's note: The issues raised above have been addressed in the officer's report unless otherwise noted.

6. Recommendations

6.1.11 Waste/Recycling collection

Remove text of condition 6.1.11 and replace with the following:

Notwithstanding the details in **Planning Addendum V2 dated June 2020** and **Letter from Pier Management Limited to Jamie Milne dated 16 October 2019 ref.**

DH/FINNHSE01-33, details of a refuse management plan shall be submitted and approved in writing by the Local Planning Authority prior to occupation of the development. The plan shall cover the following:

- Cleaning and waste removal including arrangements for refuse to be presented to the kerbside for collection and returned to the site the same day;
- The organisation that will be contracted;
- Contact details for any complaints;
- Monitoring and review of operations.

The refuse management plan shall be implemented, and the site shall be managed in accordance with the approved plan for the life of the development.

REASON: In the interests of providing adequate waste and recycling facilities.

Signed..... **Date**.....

ALED RICHARDS
Director, Public Realm