



# PLANNING SUB - COMMITTEE SUPPLEMENTARY PAPERS

Wednesday, 7th October, 2020

at 6.30 pm

Until further notice, all Council meetings will be held remotely. The livestream link for the meeting is: <https://youtu.be/oE31-PBFNcl>

**Committee Members:**

**Cllr Vincent Stops, Cllr Katie Hanson, Cllr Susan Fajana-Thomas, Cllr Michael Levy, Cllr Brian Bell, Cllr Clare Joseph, Cllr Peter Snell, Cllr Clare Potter and Cllr Steve Race**

Tim Shields  
Chief Executive

**Gareth Sykes**  
Governance Services Officer  
Tel: 020 8356 1567  
Email: [gareth.sykes@hackney.gov.uk](mailto: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](mailto:gareth.sykes@hackney.gov.uk)

Hackney Council website: [www.hackney.gov.uk](http://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, 7th October, 2020

## ORDER OF BUSINESS

---

Title	Ward	Page No
<b>5</b> 2020/0765 Thoresby House, 1 Thoresby Street, Hackney, London N1 7TQ	Hoxton West	1 - 4
<b>6</b> 2020/1082 Northside Studios, 16-29 Andrews Road, E8 4QF	London Fields	5 - 8

# **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](mailto: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](mailto:suki.binjal@hackney.gov.uk)



FS 566728

	Field_Wards	
--	-------------	--

2.	Field_Wards	
----	-------------	--

This page is intentionally left blank

## LONDON BOROUGH OF HACKNEY

PLANNING SUB-COMMITTEE  
07 October 2020

ADDENDUM SHEET

### **ITEM 5:Thoresby House, 1 Thoresby Street, Hackney, London N1 7TQ**

1.1: This paragraph should read “Royal Chest Hospital” rather than “London Chest Hospital”.

4.2: This paragraph should read “A total of 55 Objection responses have now been received to both the original and second consultation periods and following publication of the committee report. In addition a petition from the Wenlock Barn Tenant Management Organisation (TMO) with 33 signatures has also been submitted. The following new concerns not already listed in the committee report have also been raised:

- The planning application intermittently refers to the site in question as the former site of the Royal Chest Hospital and the London Chest Hospital – these were distinct institutions, with different histories/attributes. The assessment presented in the application is rendered unusable by this unfortunate confusion.  
*Officer response: The history of the site as part of the Royal Chest Hospital, as well as the existence of other chest hospitals in London is noted in the officer report. Officers consider that sufficiently accurate information on heritage assets has been submitted to adequately assess the application.*
- Historic England declined to give Thoresby House listed status earlier this year. In conversation with HE officials, and in HE’s formal decision letter, it was made explicitly clear that this decision did not mean that the building was without historic merit. It simply meant that it fell short of the narrow nationwide listing standards currently set for HE by the government.  
*Officer response: The officer report notes that the site is not statutorily listed but is on the council’s local list and as such is considered to be a non-designated heritage asset. The heritage impacts of the proposals have been assessed in accordance with development plan policies and NPPF guidance, as set out in the officer report.*
- The proposals could be used as holiday let accommodation, and there is already a lot of hotels in the surrounding area  
*The application is for student accommodation. Permanent use as a hotel or short stay visitor accommodation would require a further application for planning permission.*
- Residents in the surrounding area are spending more time at home in the current covid-19 pandemic. Therefore environmental impacts from the development, such as noise and dust during construction will have a greater impact on living conditions.  
*Officer response: Environmental impacts during the construction period are addressed in the officers report.*
- The surrounding area is predominantly 4 stories in scale, and 13 stories would be alien and have no regard to its surrounding context.
- The double height colonnade at ground floor level is too monumental and alien within the surrounding context.  
*Officer response: Architecture and urban design considerations are addressed in the officer report.*

8.1.35: Condition wording amended to read as follows:

Prior to the occupation of the development an operational management plan shall be submitted to the local planning authority to include: no letting of rooms other than to Arcadia University students, measures to manage impacts on neighbouring occupiers, hours of use of the external terraces, hours of availability / booking arrangements of teaching space for rental by the local community. The development shall thereafter be operated in accordance with these approved details.

REASON: To ensure that the development does not detract from the amenity of the surrounding area and that facilities will be of significant benefit to the surrounding community".

8.1.36: An additional condition is proposed as follows:

*Phasing: contract for the whole scheme*

Prior to the commencement of any demolition works, evidence shall be submitted to, and approved in writing by the Local Planning Authority, of a binding contract for the full implementation of the development (and the associated planning permission for which the contract provides). The demolition works hereby permitted shall not be carried out otherwise than as part of the completion of development for which this planning permission was granted and such demolition and development shall be carried out without interruption and in complete accordance with the plans referred to in this consent and any subsequent approval of details.

REASON: To ensure that premature demolition does not take place and that an unsightly gap or derelict site does not detract from the character and appearance of the area and to ensure that the planning benefits of the scheme are secured and in accordance with National Planning Policy Framework, June 2019, Paragraph 198; The London Plan, March 2016 Policies 7.8 Heritage Assets and Archaeology and 7.9 Heritage-led Regeneration; and Hackney Local Plan 2033, Policies LP1 Design Quality and Local Character and LP4 Non Designated Heritage Assets.

#### **ITEM 6: Northside Studios, 16-29 Andrews Road, E8 4QF**

The section Drawing Numbers on Page 1 should be amended to include:

Planning statement prepared by Maddox Planning dated March 2020

An additional paragraph 4.6.4 as follows

4.6.4 Following notification of the committee agenda two additional responses were submitted in objection to the proposal from two previous objectors including one signed by the residents and occupants of the building similar to the previous objections received. The comments raised the same issues that have been outlined above and the following new comment:

- Significant loss of daylight

Officer's response: This has been addressed in the section 7.6

Paragraph 4.7.3 should be amended as follows

Thames Water: ~~No response received.~~ No objection with regard to waste water network and sewage treatment works infrastructure capacity. No objection in relation to water network and water treatment infrastructure capacity. Informative regarding water pressure to be added regarding minimum pressure.

Paragraph 7.13.3 should be amended as follows

The applicant has submitted Noise Impact Assessment (prepared by ALN acoustic design dated 25 March 2020). The Council's pollution noise team has reviewed the proposal and has raised no objection. ~~Conditions relating to internal ambient noise within the proposed residential units and an assessment of expected noise levels arising from noise associated with plant/equipment will be included. Any issues relating to noise will be dealt with under Building Regulations rather than through the planning process.~~

Condition 9.1.3 should be amended as follows

#### 9.1.3 Details to be approved

Full details (manufacturer's details and samples if appropriate) of all external materials (including windows, doors, lights, plant enclosure, corrugated metal, corner seams, sills, capping, planters, window reveal finish and balustrades and glazed balconies including structure) ~~and balustrades and 1:20 elevation and section plans to illustrate finish of both west and east facades showing detail of all joins of different materials, sills and thresholds~~ shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the relevant parts of the development. The development shall not be carried out otherwise than in accordance with the details thus approved and retained in perpetuity.

REASON: To ensure that the external appearance of the building is satisfactory and does not detract from the character and visual amenity of the area

Condition 9.1.6 should be amended as follows

#### 9.1.6 Planters

Prior to ~~commencement of the terraces~~ occupation of use, details of the planter boxes to be installed on the fourth floor balconies and at the ground floor entrance ~~shall~~ will be submitted for approval in writing by the Local Planning Authority. Details should address the range of native plants to be used. The planter boxes shall be maintained in place hereafter for the life of the development.

REASON: To provide greening to the frontage in the interests of design and biodiversity

Condition 9.1.12 should be deleted and replaced as follows

#### ~~9.1.12 Low NOx boilers~~

~~All non-CHP space and hot water fossil fuel (or equivalent hydrocarbon based fuel) boilers installed as part of the development must achieve dry NOx emission levels equivalent to or less than 30 mg/kWh.~~

~~REASON: To protect air quality and people's health by ensuring that the production of air pollutants, such as nitrogen dioxide and particulate matter, are kept to a minimum during the course of building works and during the lifetime of the development. To contribute towards the maintenance or to prevent further exceedances of National Air Quality Objectives.~~

**9.1.12 Energy statement**

The development shall be implemented in accordance with the details outlined within *Energy and Sustainability Statement prepared by eb7 dated 3 July 2020* hereby approved. The development shall thereafter be retained in accordance with the details outlined within the aforementioned statement.

REASON: To ensure that the development minimises the impact of climate change and ensures a good level of air quality for future occupiers.

An additional condition should be added as follows

**9.1.15 Sample panel**

Prior to commencement of development, a sample panel of the corrugated metal cladding shall be constructed onsite and made available for inspection by the Local Planning Authority demonstrating details of window reveals including corners, sill detail and side of outside reveal and details of top of facade overrun and capping. Details of the sample panel shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the details hereby approved and retained hereafter.

REASON: To ensure that the external appearance of the building is satisfactory and does not detract from the character and visual amenity of the area

Recommendation B should be amended as follows

6). Affordable housing contribution of ~~£175,000~~ £350,000

Section 10 should be amended to include an informative relating to minimum water pressure

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

**ALED RICHARDS**  
**Director, Public Realm**

## LONDON BOROUGH OF HACKNEY

PLANNING SUB-COMMITTEE  
07 October 2020

ADDENDUM SHEET

### **ITEM 5:Thoresby House, 1 Thoresby Street, Hackney, London N1 7TQ**

1.1: This paragraph should read “Royal Chest Hospital” rather than “London Chest Hospital”.

4.2: This paragraph should read “A total of 55 Objection responses have now been received to both the original and second consultation periods and following publication of the committee report. In addition a petition from the Wenlock Barn Tenant Management Organisation (TMO) with 33 signatures has also been submitted. The following new concerns not already listed in the committee report have also been raised:

- The planning application intermittently refers to the site in question as the former site of the Royal Chest Hospital and the London Chest Hospital – these were distinct institutions, with different histories/attributes. The assessment presented in the application is rendered unusable by this unfortunate confusion.  
*Officer response: The history of the site as part of the Royal Chest Hospital, as well as the existence of other chest hospitals in London is noted in the officer report. Officers consider that sufficiently accurate information on heritage assets has been submitted to adequately assess the application.*
- Historic England declined to give Thoresby House listed status earlier this year. In conversation with HE officials, and in HE’s formal decision letter, it was made explicitly clear that this decision did not mean that the building was without historic merit. It simply meant that it fell short of the narrow nationwide listing standards currently set for HE by the government.  
*Officer response: The officer report notes that the site is not statutorily listed but is on the council’s local list and as such is considered to be a non-designated heritage asset. The heritage impacts of the proposals have been assessed in accordance with development plan policies and NPPF guidance, as set out in the officer report.*
- The proposals could be used as holiday let accommodation, and there is already a lot of hotels in the surrounding area  
*The application is for student accommodation. Permanent use as a hotel or short stay visitor accommodation would require a further application for planning permission.*
- Residents in the surrounding area are spending more time at home in the current covid-19 pandemic. Therefore environmental impacts from the development, such as noise and dust during construction will have a greater impact on living conditions.  
*Officer response: Environmental impacts during the construction period are addressed in the officers report.*
- The surrounding area is predominantly 4 stories in scale, and 13 stories would be alien and have no regard to its surrounding context.
- The double height colonnade at ground floor level is too monumental and alien within the surrounding context.  
*Officer response: Architecture and urban design considerations are addressed in the officer report.*

8.1.35: Condition wording amended to read as follows:

Prior to the occupation of the development an operational management plan shall be submitted to the local planning authority to include: no letting of rooms other than to Arcadia University students, measures to manage impacts on neighbouring occupiers, hours of use of the external terraces, hours of availability / booking arrangements of teaching space for rental by the local community. The development shall thereafter be operated in accordance with these approved details.

REASON: To ensure that the development does not detract from the amenity of the surrounding area and that facilities will be of significant benefit to the surrounding community".

8.1.36: An additional condition is proposed as follows:

*Phasing: contract for the whole scheme*

Prior to the commencement of any demolition works, evidence shall be submitted to, and approved in writing by the Local Planning Authority, of a binding contract for the full implementation of the development (and the associated planning permission for which the contract provides). The demolition works hereby permitted shall not be carried out otherwise than as part of the completion of development for which this planning permission was granted and such demolition and development shall be carried out without interruption and in complete accordance with the plans referred to in this consent and any subsequent approval of details.

REASON: To ensure that premature demolition does not take place and that an unsightly gap or derelict site does not detract from the character and appearance of the area and to ensure that the planning benefits of the scheme are secured and in accordance with National Planning Policy Framework, June 2019, Paragraph 198; The London Plan, March 2016 Policies 7.8 Heritage Assets and Archaeology and 7.9 Heritage-led Regeneration; and Hackney Local Plan 2033, Policies LP1 Design Quality and Local Character and LP4 Non Designated Heritage Assets.

#### **ITEM 6: Northside Studios, 16-29 Andrews Road, E8 4QF**

The section Drawing Numbers on Page 1 should be amended to include:

Planning statement prepared by Maddox Planning dated March 2020

An additional paragraph 4.6.4 as follows

4.6.4 Following notification of the committee agenda two additional responses were submitted in objection to the proposal from two previous objectors including one signed by the residents and occupants of the building similar to the previous objections received. The comments raised the same issues that have been outlined above and the following new comment:

- Significant loss of daylight

Officer's response: This has been addressed in the section 7.6

Paragraph 4.7.3 should be amended as follows

Thames Water: ~~No response received.~~ No objection with regard to waste water network and sewage treatment works infrastructure capacity. No objection in relation to water network and water treatment infrastructure capacity. Informative regarding water pressure to be added regarding minimum pressure.



Paragraph 7.13.3 should be amended as follows

The applicant has submitted Noise Impact Assessment (prepared by ALN acoustic design dated 25 March 2020). The Council's pollution noise team has reviewed the proposal and has raised no objection. ~~Conditions relating to internal ambient noise within the proposed residential units and an assessment of expected noise levels arising from noise associated with plant/equipment will be included. Any issues relating to noise will be dealt with under Building Regulations rather than through the planning process.~~

Condition 9.1.3 should be amended as follows

#### 9.1.3 Details to be approved

Full details (manufacturer's details and samples if appropriate) of all external materials (including windows, doors, lights, plant enclosure, corrugated metal, corner seams, sills, capping, planters, window reveal finish and balustrades and glazed balconies including structure) ~~and balustrades and 1:20 elevation and section plans to illustrate finish of both west and east facades showing detail of all joins of different materials, sills and thresholds~~ shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the relevant parts of the development. The development shall not be carried out otherwise than in accordance with the details thus approved and retained in perpetuity.

REASON: To ensure that the external appearance of the building is satisfactory and does not detract from the character and visual amenity of the area

Condition 9.1.6 should be amended as follows

#### 9.1.6 Planters

Prior to ~~commencement of the terraces~~ occupation of use, details of the planter boxes to be installed on the fourth floor balconies and at the ground floor entrance ~~shall~~ will be submitted for approval in writing by the Local Planning Authority. Details should address the range of native plants to be used. The planter boxes shall be maintained in place hereafter for the life of the development.

REASON: To provide greening to the frontage in the interests of design and biodiversity

Condition 9.1.12 should be deleted and replaced as follows

#### ~~9.1.12 Low NOx boilers~~

~~All non-CHP space and hot water fossil fuel (or equivalent hydrocarbon based fuel) boilers installed as part of the development must achieve dry NOx emission levels equivalent to or less than 30 mg/kWh.~~

~~REASON: To protect air quality and people's health by ensuring that the production of air pollutants, such as nitrogen dioxide and particulate matter, are kept to a minimum during the course of building works and during the lifetime of the development. To contribute towards the maintenance or to prevent further exceedances of National Air Quality Objectives.~~

**9.1.12 Energy statement**

The development shall be implemented in accordance with the details outlined within *Energy and Sustainability Statement prepared by eb7 dated 3 July 2020* hereby approved. The development shall thereafter be retained in accordance with the details outlined within the aforementioned statement.

REASON: To ensure that the development minimises the impact of climate change and ensures a good level of air quality for future occupiers.

An additional condition should be added as follows

**9.1.15 Sample panel**

Prior to commencement of development, a sample panel of the corrugated metal cladding shall be constructed onsite and made available for inspection by the Local Planning Authority demonstrating details of window reveals including corners, sill detail and side of outside reveal and details of top of facade overrun and capping. Details of the sample panel shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the details hereby approved and retained hereafter.

REASON: To ensure that the external appearance of the building is satisfactory and does not detract from the character and visual amenity of the area

Recommendation B should be amended as follows

- 6). Affordable housing contribution of ~~£175,000~~ £350,000

Section 10 should be amended to include an informative relating to minimum water pressure

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

**ALED RICHARDS**  
**Director, Public Realm**