



P L A N N I N G S U B - C O M M I T T E E

**Tuesday 25 July 2023 at 6.30pm
Council Chamber, Hackney Town Hall**

SUPPLEMENTARY PAPER: ADDENDUM

Members of the Sub-Committee:

Cllr Steve Race (Chair), Cllr Jessica Webb (Vice Chair),
Cllr Michael Desmond, Cllr Clare Joseph, Cllr Michael Levy,
Cllr Jon Narcross, Cllr Clare Potter, Cllr Ali Sadek, Cllr Ifraax
Samatar, and Cllr Sarah Young.

Substitute Sub-Committee Members:

Cllr Eluzer Goldberg, Cllr Shaul Krautwirt, Cllr M Can Ozen,
Cllr Benzion Papier, Cllr Sheila Suso-Runge, and Cllr Claudia
Turbet-Delof.

Ian Williams
Acting Chief Executive
Published on: Tuesday 25 July 2023
www.hackney.gov.uk

Contact: Gareth Sykes
Governance Officer
governance@hackney.gov.uk

Planning Sub-Committee

Tuesday 25 July 2023

SUPPLEMENTARY PAPER: ADDENDUM

- 5 2022/1165: Telephone House, 69 - 77 Paul Street, Hackney, London, EC2A 4NW (Pages 3 - 4)**

- 6 2021/0361: Acme Works, 13 - 17 Rendlesham Road, Hackney, London, E5 8QB (Pages 5 - 6)**

LONDON BOROUGH OF HACKNEY

PLANNING SUB-COMMITTEE
25/07/2023

ADDENDUM SHEET

ITEM 5: 2022/1165: Telephone House, 69-77 Paul Street, Hackney, London, EC2A 4NW

In order to secure the findings of the amenity section of the report, the following condition should be added in respect of the opaque glazed windows discussed at paragraph 6.5.30:

- 8.1.49 Prior to the occupation of development a sample of obscure glazing shall be submitted to, and approved in writing by, the Local Planning Authority. The 1st to 6th floor windows of the rear (north) elevation, shown in drawing P05 100 Rev A as obscure glazed, shall be fitted with the obscure glazing thereby approved and shall be unopenable up to a height of 1.8m. The windows shall be maintained as such for the lifetime of the development.

REASON: To ensure that the development will not have an adverse impact on the overlooking of nearby residential uses.

Following clarifications by the applicants in respect of the existing and proposed trip generation figures, paragraphs 6.6.4 and 6.6.5 of the report can be updated to read:

- 6.6.4 The submitted trip generation assessment predicts that the site will see a significant increase in the quantum of the development and net increase in two-way trips. The trip generation estimates show that the majority of trips will be made by sustainable modes of transport. With the exception of servicing vehicles, all trips are estimated to be made via walking, cycling and public transport. The existing and proposed trip generation is clarified in the Transport Assessment. Following discussions with TfL, the applicant has agreed that the trip generation should reflect the development being car-free and include a higher share of estimated cyclist trips to reflect the London Travel Demand Survey. Based on this, the applicant has confirmed there will be an estimated net increase in trips of 5,699 two-way trips for the proposed site including office and retail uses.
- 6.6.5 Nevertheless, a number of assumptions have been made to generate the trip generation data. The estimates may significantly underestimate the actual number of trips to the application site. For example, there may be a number of private vehicle trips for pick up and drop offs and / or taxi movements, even though the site is technically car free. The application may also underestimate the reduced patronage on public transport following the pandemic. These factors highlight the importance of implementing a well managed travel plan to reduce private vehicle use and dependency, as recommended at paragraph 6.6.21 below.

ITEM 6: 2021/0361: Acme Works, 13-17 Rendlesham Road, Hackney, London, E5 8QB

Add the following:

6.18 Equalities Considerations

6.18.1 The Equality Act 2010 requires public authorities, when discharging their functions, to have due regard to the need to (a) eliminate unlawful discrimination, harassment and victimisation and other conduct; (b) advance equality of opportunity between people who share a protected characteristic and those who do not; and (c) Foster good relations between people who share a protected characteristic and persons who do not share it. The protected characteristics under the Act are: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

6.18.2 Having regard to the duty set out in the Equality Act 2010, the nature of the existing uses of the buildings and the likely impacts upon the adjacent traveller site, the development proposals do not raise any unacceptable equality issues.

Add the following condition

8.1.38 Screening

Prior to occupation of the residential units, details of obscure / directional glazing and privacy screens at second and third floors of the southern and link buildings on the southern and western elevations shall be submitted to the Local Planning Authority for approval in writing. The details shall thereafter be retained for the lifetime of the development.

REASON: To protect the amenity of neighbouring occupiers

Add to recommendation C

8.22 Employment and training contribution: £6,870

Employment and Training Contribution (procurement phase): = £4,639

Signed..... Date.....

**Natalie Broughton
Head of Planning and Building Control**

LONDON BOROUGH OF HACKNEY

PLANNING SUB-COMMITTEE
25/07/2023

ADDENDUM SHEET

ITEM 5: 2022/1165: Telephone House, 69-77 Paul Street, Hackney, London, EC2A 4NW

In order to secure the findings of the amenity section of the report, the following condition should be added in respect of the opaque glazed windows discussed at paragraph 6.5.30:

- 8.1.49 Prior to the occupation of development a sample of obscure glazing shall be submitted to, and approved in writing by, the Local Planning Authority. The 1st to 6th floor windows of the rear (north) elevation, shown in drawing P05 100 Rev A as obscure glazed, shall be fitted with the obscure glazing thereby approved and shall be unopenable up to a height of 1.8m. The windows shall be maintained as such for the lifetime of the development.

REASON: To ensure that the development will not have an adverse impact on the overlooking of nearby residential uses.

Following clarifications by the applicants in respect of the existing and proposed trip generation figures, paragraphs 6.6.4 and 6.6.5 of the report can be updated to read:

- 6.6.4 The submitted trip generation assessment predicts that the site will see a significant increase in the quantum of the development and net increase in two-way trips. The trip generation estimates show that the majority of trips will be made by sustainable modes of transport. With the exception of servicing vehicles, all trips are estimated to be made via walking, cycling and public transport. The existing and proposed trip generation is clarified in the Transport Assessment. Following discussions with TfL, the applicant has agreed that the trip generation should reflect the development being car-free and include a higher share of estimated cyclist trips to reflect the London Travel Demand Survey. Based on this, the applicant has confirmed there will be an estimated net increase in trips of 5,699 two-way trips for the proposed site including office and retail uses.
- 6.6.5 Nevertheless, a number of assumptions have been made to generate the trip generation data. The estimates may significantly underestimate the actual number of trips to the application site. For example, there may be a number of private vehicle trips for pick up and drop offs and / or taxi movements, even though the site is technically car free. The application may also underestimate the reduced patronage on public transport following the pandemic. These factors highlight the importance of implementing a well managed travel plan to reduce private vehicle use and dependency, as recommended at paragraph 6.6.21 below.

ITEM 6: 2021/0361: Acme Works, 13-17 Rendlesham Road, Hackney, London, E5 8QB

Add the following:

6.18 Equalities Considerations

6.18.1 The Equality Act 2010 requires public authorities, when discharging their functions, to have due regard to the need to (a) eliminate unlawful discrimination, harassment and victimisation and other conduct; (b) advance equality of opportunity between people who share a protected characteristic and those who do not; and (c) Foster good relations between people who share a protected characteristic and persons who do not share it. The protected characteristics under the Act are: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

6.18.2 Having regard to the duty set out in the Equality Act 2010, the nature of the existing uses of the buildings and the likely impacts upon the adjacent traveller site, the development proposals do not raise any unacceptable equality issues.

Add the following condition

8.1.38 Screening

Prior to occupation of the residential units, details of obscure / directional glazing and privacy screens at second and third floors of the southern and link buildings on the southern and western elevations shall be submitted to the Local Planning Authority for approval in writing. The details shall thereafter be retained for the lifetime of the development.

REASON: To protect the amenity of neighbouring occupiers

Add to recommendation C

8.22 Employment and training contribution: £6,870

Employment and Training Contribution (procurement phase): = £4,639

Signed..... Date.....

**Natalie Broughton
Head of Planning and Building Control**