



Addendum

- 5 **2023/0954 :Holiday Inn Express London City, 275 Old Street, London, EC1V 9LN** (Pages 7 - 10)
- 7 **2023/2641 & 2023/2646: Portico City Learning Centre, 34 Linscott Road, London, E5 0RD** (Pages 11 - 14)

Public Attendance

The Town Hall is open. Information on forthcoming Council meetings can be obtained from the Town Hall Reception.

Members of the public and representatives of the press are entitled to attend Council meetings and remain and hear discussions on matters within the public part of the meeting. They are not, however, entitled to participate in any discussions. Council meetings can also be observed via the live-stream facility, the link for which appears on the agenda front sheet of each committee meeting.

On occasions part of the meeting may be held in private and will not be open to the public. This is if an item being considered is likely to lead to the disclosure of exempt or confidential information in accordance with Schedule 12A of the Local Government Act 1972 (as amended). Reasons for exemption will be specified for each respective agenda item.

For further information, including public participation, please visit our website <https://hackney.gov.uk/menu#get-involved-council-decisions> or contact: governance@hackney.gov.uk

Rights of Press and Public to Report on Meetings

The Openness of Local Government Bodies Regulations 2014 give the public the right to film, record audio, take photographs, and use social media and the internet at meetings to report on any meetings that are open to the public.

By attending a public meeting of the Council, Executive, any committee or sub-committee, any Panel or Commission, or any Board you are agreeing to these guidelines as a whole and in particular the stipulations listed below:

- Anyone planning to record meetings of the Council and its public meetings through any audio, visual or written methods they find appropriate can do so providing they do not disturb the conduct of the meeting;
- You are welcome to attend a public meeting to report proceedings, either in 'real time' or after conclusion of the meeting, on a blog, social networking site, news forum or other online media;

- You may use a laptop, tablet device, smartphone or portable camera to record a written or audio transcript of proceedings during the meeting;
- Facilities within the Town Hall and Council Chamber are limited and recording equipment must be of a reasonable size and nature to be easily accommodated.
- You are asked to contact the Officer whose name appears at the beginning of this Agenda if you have any large or complex recording equipment to see whether this can be accommodated within the existing facilities;
- You must not interrupt proceedings and digital equipment must be set to 'silent' mode;
- You should focus any recording equipment on 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 to respect the wishes of those who do not want to be filmed and photographed may result in the Chair instructing you to cease reporting or recording and you may potentially be excluded from the meeting if you fail to comply;
- Any person whose behaviour threatens to disrupt orderly conduct will be asked to leave;
- Be aware that libellous comments against the council, individual Councillors or officers could result in legal action being taken against you;
- The recorded images must not be edited in a way in which there is a clear aim to distort the truth or misrepresent those taking part in the proceedings;
- Personal attacks of any kind or offensive comments that target or disparage any ethnic, racial, age, religion, gender, sexual orientation or disability status could also result in legal action being taken against you.

Failure to comply with the above requirements may result in the support and assistance of the Council in the recording of proceedings being withdrawn. The Council regards violation of any of the points above as a risk to the orderly conduct of a meeting. The Council therefore reserves the right to exclude any person from the current meeting and refuse entry to any further council meetings, where a breach of these requirements occurs. The Chair of the meeting will ensure that the meeting runs in an effective manner and has the power to ensure that the meeting is not disturbed through the use of flash photography, intrusive camera equipment or the person recording the meeting moving around the room.

Advice to Members on Declaring Interests

If you require advice on declarations of interests, this can be obtained from:

- The Monitoring Officer;
- The Deputy Monitoring Officer; or
- The legal adviser to the meeting.

It is recommended that any advice be sought in advance of, rather than at, the meeting.

Disclosable Pecuniary Interests (DPIs)

You will have a Disclosable Pecuniary Interest (*DPI) if it:

- Relates to your employment, sponsorship, contracts as well as wider financial interests and assets including land, property, licenses and corporate tenancies.
- Relates to an interest which you have registered in that part of the Register of Interests form relating to DPIs as being an interest of you, your spouse or civil partner, or anyone living with you as if they were your spouse or civil partner.
- Relates to an interest which should be registered in that part of the Register of Interests form relating to DPIs, but you have not yet done so.

If you are present at any meeting of the Council and you have a DPI relating to any business that will be considered at the meeting, you **must**:

- Not seek to improperly influence decision-making on that matter;
- Make a verbal declaration of the existence and nature of the DPI at or before the consideration of the item of business or as soon as the interest becomes apparent; and
- Leave the room whilst the matter is under consideration

You **must not**:

- Participate in any discussion of the business at the meeting, or if you become aware of your Disclosable Pecuniary Interest during the meeting, participate further in any discussion of the business; or
- Participate in any vote or further vote taken on the matter at the meeting.

If you have obtained a dispensation from the Monitoring Officer or Standards Committee prior to the matter being considered, then you should make a verbal declaration of the existence and nature of the DPI and that you have obtained a dispensation. The dispensation granted will explain the extent to which you are able to participate.

Other Registrable Interests

You will have an 'Other Registrable Interest' (ORI) in a matter if it

- Relates to appointments made by the authority to any outside bodies, membership of: charities, trade unions,, lobbying or campaign groups, voluntary organisations in the borough or governorships at any educational institution within the borough.
- Relates to an interest which you have registered in that part of the Register of Interests form relating to ORIs as being an interest of you, your spouse or civil partner, or anyone living with you as if they were your spouse or civil partner; or
- Relates to an interest which should be registered in that part of the Register of Interests form relating to ORIs, but you have not yet done so.

Where a matter arises at any meeting of the Council which affects a body or organisation you have named in that part of the Register of Interests Form relating to ORIs, **you must** make a verbal declaration of the existence and nature of the DPI at

or before the consideration of the item of business or as soon as the interest becomes apparent. **You may** speak on the matter only if members of the public are also allowed to speak at the meeting but otherwise must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation.

Disclosure of Other Interests

Where a matter arises at any meeting of the Council which **directly relates** to your financial interest or well-being or a financial interest or well-being of a relative or close associate, you **must** disclose the interest. **You may** speak on the matter only if members of the public are also allowed to speak at the meeting. Otherwise you must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation.

Where a matter arises at any meeting of the Council which **affects** your financial interest or well-being, or a financial interest or well-being of a relative or close associate to a greater extent than it affects the financial interest or wellbeing of the majority of inhabitants of the ward affected by the decision and a reasonable member of the public knowing all the facts would believe that it would affect your view of the wider public interest, you **must** declare the interest. You **may** only speak on the matter if members of the public are able to speak. Otherwise you must not take part in any discussion or voting on the matter and must not remain in the room unless you have been granted a dispensation.

In all cases, where the Monitoring Officer has agreed that the interest in question is a **sensitive interest**, you do not have to disclose the nature of the interest itself.

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LONDON BOROUGH OF HACKNEY

PLANNING SUB-COMMITTEE
03/04/2024

ADDENDUM SHEET

ITEM 5: 2023/0954: Holiday Inn Express, 275, Old Street

Additional Information

In paragraph 6.5.14, reference is made to additional information regarding no. 1 Boot Street which was identified as having a residential use, and the mansard has windows that face the application site. The additional information confirmed that two out of three windows would fail, however this would be negligible when compared to the existing relationship and is considered acceptable within a dense urban context.

Amendments

*All amendments ~~striked~~ or shown in ***bold italics****

The following amendments should be made to section 6 and 7:

6.0.1

Planning permission is sought for the erection of a two storey roof extension comprising an additional ~~89~~ ***83*** hotel bedrooms (Class C1), ground floor infill extensions and refurbishment of the building.

6.0.3

Mezzanine to fourth floor

- ~~● Will provide hotel rooms as existing~~
- ***Provides 217 bedrooms, a reduction of 7 from the existing 224***

Fifth and Sixth floors (Proposed extension)

- Provide an additional ~~89~~ ***90*** hotel rooms (***Total hotel rooms 307***)

6.1.1

The current building is in hotel use and is considered to fall within Use Class C1. The development proposes approximately 2,344 square metres (GIA) of new hotel floorspace, providing an additional ~~89~~ ***83*** hotel rooms.

6.1.5

Council's Policy officers have reviewed the scheme and do not raise an objection to the additional ~~89~~ ***83*** hotel rooms given the existing use as a hotel and the identified need for short stay visitor accommodation. As such, the addition of ~~89~~ ***83*** additional hotel rooms to an existing hotel use,

would contribute to meeting the outstanding identified future need of visitor accommodation for the Hackney Borough.

6.5.40

The proposal includes roof terraces for 6 hotel rooms, on the south-eastern corner of the building from floors 1-6. ~~While this is only one metre deep it does run for the width of the building and would have some limited potential to create noise opposite the residential units of Leonard Street. As such, a condition is proposed that limits the use of the balcony to the hours between 08:00 and 24:00.~~ **The surrounding buildings are in office use and there would be no amenity impact from the use of these roof terraces.**

7.1

The proposed two storey roof extension would provide an additional ~~89~~ **83** hotel rooms, and is considered acceptable in land use planning terms and in accordance with policy objectives within the Local Plan 2033, London Plan and National Planning Policy Framework. Furthermore, the development introduces ancillary, Class E, high quality employment floorspace to a site within a Priority Office Area.

8. RECOMMENDATION

The wording of the following conditions should be amended to read as follows:

Condition 6

Use as offices **Class E (a) and (b)** only

The ground floor unit shown as a cafe on the drawings hereby approved shall be used only within the meaning of Class E subsection (a) and (b) of the Town and Country Planning (Use Classes) Order 1987 or of any relevant provision in amending or replacement legislation and the units shall be used for no other purpose which for the avoidance of doubt shall include no other purpose within Class E or any relevant provisions in any amending or replacement legislation.

REASON: To ensure the ground floor remains active, in line with the aims of local and regional planning policy.

Condition 9

BREEAM

Prior to the commencement of the development hereby approved, the BREEAM Interim Design Certificate shall be submitted to and approved by the Local Planning Authority, providing full details to demonstrate at least the following standards have been met, as set out in the hereby approved Energy Statement Energy Statement (prepared by Design Buro dated 02/02/2024)

- **Minimum BREEAM Rating of 70.58% targeting the following credits : Ene 01, Ene 02 Ene 03, Ene 05, Ene 06, Wat 01, Wat 02, Wat 03, Wat 04, Mat 01, Mat 02, Mat 03, Mat 04, Mat 05, Mat 06, Wst 01, Wst 02, Wst 03, Wst 04,, Wst 05, Wst 06**

The development shall not be carried out otherwise than in accordance with the details thereby approved.

Within 12 weeks of occupation of the development, the BREEAM Final Design Certificate shall be submitted to and approved by the Local Planning Authority, providing full details confirming the

final rating and credits have been achieved or improved upon the pre-commencement figures - achieved credits must be presented in a tracker comparing credits achieved at BREEAM Interim Certification stage.

REASON: In the interest of addressing climate change and securing sustainable and net zero development and construction

Condition 26 - Energy Statement

Prior to the commencement of the development hereby approved, a revised Energy Statement shall be submitted to and approved by the Local Planning Authority, providing full details to demonstrate at least the following standards and key metrics have been achieved or improved upon as set out in the hereby approved Energy Statement (prepared by Design Buro dated 02/02/2024):

- a) Minimum carbon savings of 17% / 7 tonnes CO₂e for the new extension and 12% / 12.7 tonnes CO₂e for the retained building against Part L 2021 through fabric efficiency for the new extension and**
- b) Minimum overall carbon savings of 42% / 16.8 tonnes CO₂e for the new extension and 38% / 39.4 tonnes CO₂e for the retained building against Part L 2021**
- c) Maximum U-values (W/m²K) for new extension: walls 0.17; roof 0.1; windows and doors 0.8**
- d) Maximum G-values for windows and door for the new extension: 0.57**
- e) Maximum Air permeability (m³/h/m²@50pa) for the new extension: 5**
- f) Maximum Energy Use Intensity of 73.19 kWh/sqm/yr (new extension) and 72.31 kWh/sqm/yr (retained building) using a predictive modelling calculation methodology (CIBSE TM54 as required by the GLA Be Seen guidance) - the applicant will be expected to demonstrate and quantify how further design works have been carried out to seek to achieve the aspirational target of 55 kWh/sqm/yr**
- g) A third party review report of the as-design predictive modelling calculations**
- h) Updated GLA Carbon Emission Reporting Spreadsheet**

The development shall not be carried out otherwise than in accordance with the details thereby approved.

REASON: In the interest of addressing climate change and securing sustainable and net zero development and construction

Condition 27 - Overheating

Prior to the commencement of development a dynamic overheating risk assessment shall be submitted to and approved by the Local Authority, assessing all units and following the CIBSE TM52 (non residential) methodology.

The assessment must include details of how the cooling hierarchy has been followed such as

- Details of overheating risk passive mitigation measures implemented against the baseline scenario (i.e. proposed development with no passive mitigation measures added)**
- Details of overheating risk active adaptation measures implemented against baseline scenario and implemented passive measures**

All report results of the dynamic modelling in line with the TM52 compliance criteria must clearly set out the baseline scenario and additional modelled scenario to test all mitigations (passive first, active as last resort) measures required until all units pass the overheating risk assessment - as follow

- **baseline scenario**
- **baseline scenario + mitigation measure 1**
- **baseline scenario + mitigation measure 1 + mitigation measure 2 etc**

All units must be assessed against weather files CIBSE TM49 DSY1, DSY2 & DSY3, results should demonstrate a 100% pass rate for all units shown under weather file DSY1.

If 100% pass rate is not achieved under weather files DSY2 & 3, a retrofit plan must be submitted to and approved by the Local Authority detailing how further mitigation measures can be installed and who will be responsible to manage future overheating risk for 100% of units to pass under both weather files DSY2 and DSY3

Where any additional remedial mitigation measures are required, the product specifications and details must be provided.

The development shall not be carried out otherwise than in accordance with the details thereby approved.

REASON: In the interest of addressing climate change and securing sustainable and net zero carbon development and construction

Condition 28 - Accessibility

Notwithstanding the approved plans, prior to the commencement of the relevant works, drawings/full particulars of the proposed ground floor entrance doors on Boot Street and Old Street showing these to be wheelchair accessible, shall be submitted to and approved by the Local Planning Authority, in writing, before the relevant parts of the works are commenced.

The approved details shall be implemented in full prior to the first use of the additional hotel accommodation hereby approved and retained thereafter in perpetuity.

REASON: To ensure that the development is adequately accessible for future occupiers.

Signed..... Date...03/04/2024.....

**pp. GRAHAM CALLAM
Growth Team Manager**

**NATALIE BROUGHTON
Assistant Director Planning & Building Control**

LONDON BOROUGH OF HACKNEY

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