

MINUTES OF A MEETING OF THE PLANNING SUB-COMMITTEE

WEDNESDAY 3 APRIL 2024

Councillors Present: Cllr Jessica Webb in the Chair
Cllr Michael Desmond, Cllr Clare Joseph,
Cllr Jon Narcross, Cllr Clare Potter, Cllr Ali Sadek,
Cllr Jessica Webb (Vice-Chair) and
Cllr Michael Levy

Apologies: Cllr Sarah Young

Officers in Attendance
Planning Case Officer: Catherine Nichol
Team Leader - Central Team: Seonaid Carr
CUDS: Luciana Grave
CUDS: Peter Kelly
Transport: Joe Croft (Virtually)
Major Applications Team Leader: Rob Brew
CUDS: Luciana Grave
CUDS: Vicky Simon
Growth Team Manager - Graham Callam
Governance Services - Jessica Feeney
Legal - Michael Jones
ICT Mario Kahraman

1 **Apologies for Absence**

Apologies for absence were received from Cllr Sarah Young.

2 **Declarations of Interest**

Councillor Joseph declared a non-pecuniary interest as she lived near to the proposed application in agenda item 5 relating to the Holiday Inn Express.

3 **To consider any proposal/questions referred to the sub-committee by the Council's Monitoring Officer**

There were none.

4 **Minutes of the Previous Meeting**

There were none.

5 **2023/0954 :Holiday Inn Express London City, 275 Old Street, London, EC1V 9LN**

PROPOSAL:

Redevelopment to provide a two storey extension comprising additional hotel

bedrooms (Class C1), refurbishment of the building including reconfiguration of the ground floor and introduction of a cafe (Class E) with associated cycle parking and landscaping.

POST SUBMISSION REVISIONS:

Over the course of the application the sixth floor was reduced in size to overcome design concerns in relation to the adjacent Grade II Listed Buildings. This resulted in the total number of rooms being reduced from 318 to 307. The Council has also received additional information with regard to transport, sustainability, sunlight and daylight and flood strategy. No re-consultation on this information has been carried out, as revised plans feature amendments which are small in nature.

The designated Planning Officer introduced the planning application report as published. During the course of the presentation reference was made to the addendum

There was no one registered to speak in objection to the application.

Sophie Bisby, Lichfields Agent, addressed the Sub-Committee, she spoke in support of the application.

During a discussion on the application a number of points were raised including the following:

- Traffic management and the impacts on social housing were discussed. It was questioned if the cumulative impact on residents and the local bus stop closing had been considered by the applicant. The applicants explained that the area was under TFL's control and that the applicants have looked to mitigate the risk by putting in place a construction management plan to ensure safeguarding. It was stated that there would be minor disruption over a short period of time being 18 months to two years.
- Members felt that the hotel did not look aesthetically pleasing which did not provide an active front for the street. The Applicant shared that they would work with officers to ensure materials be relooked at, it was declared that there was blank frontage at present however there would be a cafe with its own entrance, and transparent frontages which would have contrasting bricked and framed window fronts with background lighting
- The need for more hotels in the area was questioned, it was felt that the area was currently saturated with Hotels. The Planning Officer shared that many planning applications for hotels had been agreed in the past 10 years, Officers were keeping track of the figures and they had not yet reached the target, however this was being monitored. It was requested that the committee be notified when this threshold had been reached.
- The conditioning of the cycle parking and rearrangement of the two tier cycle path parking to be reduced to a more accessible level was noted by the committee.
- Members requested further details on the Zero Carbon Ambition. The applicant declared that the glazing would be replaced and building re cladded to improve insulation, and that conditions had been put in place for further details to be submitted to planning. Due to the applicant being an extension a detailed assessment was not required, however it was more sustainable as it was not a full rebuild.

- It was confirmed that the construction phase would include employment of local people.

Vote:

For: Councillor Michael Desmond, Councillor Levy, Councillor Jon Narcross, Councillor Clare Potter, Councillor Sedak Councillor Jessica Webb (Chair).

Against: Councillor Joseph

RESOLVED:

Planning permission Granted subject to conditions and completion of a s106 Legal Agreement.

6 2021/1181: 364 Mare Street, Hackney, London, E8 1HR

This item was deferred.

7 2023/2641 & 2023/2646: Portico City Learning Centre, 34 Linscott Road, London, E5 0RD

PROPOSAL:

2023/2641:

Submission of details of condition 3 (materials) attached to listed building consent 2021/1653 dated 04/04/2022. 2023/2646: Submission of details pursuant to condition 5 (Details of balustrades, external services, colonnade vaults, damp proofing, cathodic protection system, interior finishes and excavation) attached to listed building consent 2021/1653 dated 04/04/2022.

POST

SUBMISSION REVISIONS:

Amendments

made to balustrade location, breathing strip including in floor of vaults and additional details provided.

The designated Planning Officer introduced the planning application report as published. During the course of the presentation reference was made to the addendum.

There was no one registered to speak in objection to the application.

Andrew Brown and Peter W Burt, MRICS, addressed the Sub-Committee, speaking in support of the application.

During a discussion on the application a number of points were raised including the Following:

- Members favoured a bespoke approach to the lighting choice displayed on the outside of the building, however due to the premises being used as a doctor's surgery it required appropriate lighting for customers throughout opening hours only. It was requested that the CCTV Cameras be painted to blend with the colour of the building.

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- The Maintenance of the property was discussed, the applicant confirmed that it was conditioned for the premises and security of the premises to be maintained by the applicant throughout the 20-year lease.
- Concerns were raised over the moisture levels in the building, the applicant explained that an extension that was built in 2005 provided adequate floor level and an impermeable slab which would prevent moisture from coming up the floor into the walls of the existing building, resulting in no moisture on the heritage walls. The walls were also protected with other alternatives to prevent moisture.

Vote:

For: Councillor Michael Desmond, Councillor Levy, Councillor Jon Narcross, Councillor Clare Potter, Councillor Sedak Councillor, Jessica Webb (Chair).

Against: None

RESOLVED:

Conditions 3 & 5 attached to listed building consent 2021/1653 were discharged.

8 Delegated decisions

9 Any Other Business the Chair Considers to be Urgent

There were none.

Duration of the meeting: 6.30 - 7.48 pm

Signed:

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Chair of Planning Sub-Committee

Contact:

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