

MINUTES OF A MEETING OF THE PLANNING SUB-COMMITTEE

WEDNESDAY, 11TH MARCH, 2009

Councillors Present:	Councillor Vincent Stops in the Chair Cllr Barry Buitekant, Cllr Michael Desmond (Vice-Chair) and Cllr Jessica Webb
Apologies:	Cllr Katie Hanson, Cllr Linda Smith and Cllr Joseph Stauber, and Kevin Moore (Hackney Society)
Officers in Attendance	Graham Loveland (Assistant Director Regeneration and Planning), Ron Madell (Senior Planning Officer), John McRory (Team Leader, Major Applications), Gillian Nicks (Deputy Team Leader, Major Applications Team), Femi Nwanze (Head of Development Management), Ray Rogers (Sustainability, Design and Conservation Manager), Scott Schimanski (Team Leader, Area Team), Russell Smith (Senior Planning Officer), Anthony Traub (Senior Planning Officer) and John Tsang (Team Leader, Fast Team)

1 APOLOGIES FOR ABSENCE

- 1.1 Apologies for absence were received from Councillors Hanson, Smith and Stauber, and Kevin Moore (Hackney Society).
- 1.2 An apology for lateness was received from Councillor Desmond.

2 MEMBERS TO AGREE THE ORDER OF BUSINESS

- 2.1 Item 6 (Phase 1 of Haggerston West Estate – E8 and Kingsland Estate) was taken after Item 12.
- 2.2 Item 9 (Unit L, East Cross Centre, Waterden Road) was withdrawn from the agenda.
- 2.3 Item 11 (194 Pitfield Street) was withdrawn from the agenda.

3 DECLARATIONS OF INTEREST

- 3.1 Councillor Buitekant declared a prejudicial interest in Item 6 – Phase 1 of Haggerston West Estate – E8 and Kingsland Estate, as he had previously sat on the Estate Management Committee and left the Chamber during the discussion of this item.

4 **MINUTES OF THE PREVIOUS MEETING – 7 JANUARY 2009**

- 4.1 **RESOLVED** – that the minutes of the meeting on 7 January 2009 be APPROVED as a true and accurate record.

5 **MINUTES OF THE PREVIOUS MEETING – 4 FEBRUARY 2009**

- 5.1 **RESOLVED** – that the minutes of the meeting on 7 January 2009 be APPROVED as a true and accurate record, subject to the following amendments:-

- Item 9, paragraph 9.4 – fourth bullet point should state ‘A total of 2 new tennis courts are proposed’
- Item 9, paragraph 9.5 should state ‘...whether there was a need for the 2 additional tennis courts’
- Item 9, paragraph 9.8 – ‘The Chair asked the Leisure Department to develop a Management Plan and that this be reported back to the Sub-Committee for approval. This was **AGREED**.

6 **PHASE 1 OF HAGGERSTON WEST ESTATE – E8 AND KINGSLAND ESTATE, LONDON, E2**

Approval of Reserved Matters (design, external appearance and landscaping) submitted pursuant to condition (4) of permission Ref. 2007/2889 relating to demolition of 486 dwellings and redevelopment of the sites with a total of 761 dwellings (248 rented, 170 intermediate and 343 private for sale), comprising 1-bed, 2-bed and 3-bed flats, 3-bed, 4-bed and 5-bed houses and 4-bed maisonettes; new community centre, including community multi-purpose hall, community offices and meeting room, youth club, classes, IT room, nursery (approximate total area of 1,374 sq. m – Use Class D1), 10No. retail / commercial units: (approximate total area of 548 m² – within Use Classes A1/A2/A3/A4/A5/B1/D1); structural landscaping, provision of public open space and creation of new vehicular, cycle and pedestrian routes within the estate (55% affordable housing units); and car parking proposed on new roads (approximately 48); undercroft (approximately 213).

(Councillor Buitekant left the Chamber during the discussion of this item).

- 6.1 The Planning Officer introduced the report, as set out in the agenda and explained that material samples were available at the meeting.

- 6.2 Graham Girling (Applicant) and Lorna Mead (EDMC) spoke in support of the scheme, their comments are summarised as follows:-

- Strived for the highest quality construction and materials.
- They had kept the promises made to residents, following the previous consultations.
- The phasing was resident lead and the majority of properties being built in Phase 1 would be social housing.
- The scheme had been looked at by the Design Review Panel, which had deemed the undercroft parking acceptable. They were also focused on crime

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prevention and working with the police, with CCTV being installed within the car park.

- The EDMC had worked with the Housing Association and Architects throughout the development.
- The existing housing is of a poor standard, which contributed to the low moral of residents.
- The EDMC supports Phase 1 of the development and feel that the previous parking issues had now been resolved.
- The proposed development will provide improved amenity space, community facilities, shops and an improved standard of housing.

6.3 The Chair referred to the issue of undercroft parking and asked the applicant whether any other alternative parking arrangements had been considered and also how this would be managed.

6.4 The applicant stated that they had looked at other alternatives and that undercroft parking had been chosen because they wanted to increase the amount of parking available for returning residents. Approximately 83 residents had vehicles. He added that it would be secured by design and they sought to gain Park Mark accreditation. They would provide the necessary lighting and ventilation and provide a commitment for the management of this area. He added that this would not be a large public car park and that residents would have to pay to use it.

6.5 The applicant explained that residents had been invited to view a similar scheme in Greenwich Millennium Village, where undercroft parking had worked well. The landscape architect added that he had designed a podium garden on a different scheme and that the garden would include a mechanical irrigation system and 1m deep soil.

6.6 The Chair also wished to clarify the location of the vents and whether they opened out onto the children's' play area. The applicant explained that the vents formed part of the walls, along the public footway and that propeller fans would be installed to circulate the air.

6.7 Councillor Desmond wished to clarify the lifespan of the aluminium windows and the applicant explained that the windows were timber with aluminium sheeting, for reduced maintenance, and were tilt and turn. They had a lifespan of approximately 30 years.

6.8 Their intention was to move residents out into decent housing during the phasing of the development. Further negotiations would need to take place with the Highways Team at Phase 2 regarding the inter-face with the canal and potential road closure, previously requested. The Chair confirmed that the Sub-Committee did want to also determine the Reserved Matters for Phase 2.

Unanimously RESOLVED that:-

The reserved matters application be APPROVED.

REASONS FOR APPROVAL

The London Plan and also the following policies contained in the Hackney Unitary Development Plan 1995 are relevant to the approved development/use and were considered by this Council in reaching the decision to grant planning permission:

Hackney Unitary Development Plan (UDP) (1995)

EQ1	-	Development requirements
EQ31	-	Trees
EQ40	-	Noise Control
EQ48	-	Designing Out Crime
HO3	-	Other Sites for Housing
TR19	-	Planning Standards

Supplementary Planning Guidance (SPG)

SPG1	-	New Residential Developments
SPG11	-	Access for People with Disabilities
SPG16	-	Interim Housing Standards

London Plan 2008 (*Consolidated with alterations since 2004*)

2A.1	-	Sustainability criteria
4A.14	-	Reducing noise
4B.3	-	Maximising the potential of sites
4B.4	-	Enhancing the quality of the public realm
4B.5	-	Creating an inclusive environment
4B.6	-	Sustainable design and construction
4B.7	-	Respect local context and communities

INFORMATIVES

The following informatives should be added:

1. (SI.1) Building Control
2. (SI.2) Work Affecting Public Highway
3. (SI.3) Sanitary, Ventilation and Drainage Arrangements
4. (SI.7) Hours of Building Works
5. (SI.24) Naming and Numbering

7 ADJACENT TO 58 ADEN GROVE, LONDON, N16 9NJ

Erection of a two-storey, 2 bedroom single dwelling house.

POST SUBMISSION REVISIONS: Alterations to the front façade to include a separation gap, omission of screening on top of the proposed front boundary wall, and reposition of the refuse store behind the front boundary.

- 7.1 The Planning Officer introduced the report, as set out in the agenda.
- 7.2 Councillor Karen Alcock spoke in objection to the scheme, on behalf of residents. Her comments are summarised as follows:-

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- The report failed to respond to the concerns of residents regarding privacy.
- A similar scheme for a private dwelling in her ward had previously been refused.
- Previously been in objection to the scheme, submitted in 2005.
- Believed it was the wrong type of development for the site.

7.3 Dirk Lampe also spoke in objection to the scheme, his comments are summarised as follows:-

- Presented a petition to the Planning Officer and circulated a number of photos, for Members' information.
- The proposed building is 7m away from the terrace and the guidance states that there should be a separation on 21m.
- Boundary walls are only 3m high, so there was an issue of overlooking.
- No strategic need for this type of housing in the area.
- The development would take a large majority of neighbours gardens.
- The development was out of keeping with the surrounding area and there was an issue of overdevelopment.
- The issue of overlooking was made worse by the removal of the basement level since the 2005 application.
- The rooms were now smaller than originally proposed and there was a loss of daylight to neighbouring properties.

7.4 The Chair wished to clarify whether the level of overlooking for this proposal was the same as for the previous application. The Planning Officer stated that there was a distance of 9.5m between the development and the neighbouring property and that there was no significant problem with overlooking. He explained that the development had the same footprint and so the previous daylight/sunlight report still stands.

7.5 He added that the boundary wall could be conditioned to ensure that it is made more substantial (solid). This was **AGREED**.

Unanimously RESOLVED that:-

Planning Permission be GRANTED, subject to the following conditions:

1. Commencement within 3 years (SCBN1)

The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: In order to comply with the provisions of the Town and Country Planning Act 1990 as amended.

2. Landscaping Scheme to be approved (SCT1)

A landscaping scheme illustrated on detailed drawings shall be submitted to and approved by the Local Planning Authority, in writing, before any work commences on site, for the planting of trees and shrubs showing species, type of stock, numbers of trees and shrubs to be included and showing areas to be grass seeded or turfed; all landscaping in accordance with the scheme, when approved, shall be carried out within a period of twelve months from the date on which the development of the site commences or shall be carried out in the first planting (and seeding) season following completion of the development,

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and shall be maintained to the satisfaction of the Local Planning Authority for a period of ten years, such maintenance to include the replacement of any plants that die, or are severely damaged, seriously diseased, or removed.

REASON: To accord with the requirements of Section 197(a) of the Town and Country Planning Act 1990 and to provide reasonable environmental standards in the interests of the appearance of the site and area.

3. Restriction of Permitted Development Rights (SCG6)

Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any Order revoking and re-enacting that Order), planning permission shall be required in respect of development falling within Classes A - B to the second schedule to that Order.

REASON: To control any future development which may affect nearby residential amenity.

4. No Extraneous Pipe Work (SCM9)

No soil stacks, soil vent pipes, flues, ductwork or any other pipework shall be fixed to the (street) elevations of the building other than as shown on the drawings hereby approved.

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.

5. Use of Flat Roof

The flat roof at second floor level shall not be used as a balcony or similar amenity area without the grant of further specific permission from the Local Planning Authority.

REASON: To prevent overlooking to adjoining properties.

6. Non Standard Condition

Before any works on site commence, a 'Code for Sustainable Homes' report shall be submitted to and approved by the Local Planning Authority and thereafter implemented wholly in accordance with the approval and before the property is first occupied.

REASON: In the interests of maximising the environmental performance of the building.

7. Non Standard Condition

Before any works on site commence, full details of a scheme for a rainwater harvesting system shall be submitted to and approved by the local planning authority and thereafter implemented wholly in accordance with the approved scheme and before the property is first occupied.

REASON: In the interests of maximising the environmental performance of the building.

8. Full details, including materials, of all boundary walls and enclosures shall be submitted to and approved by the Local Planning Authority, in writing, before

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any work commences on site. The development shall not be carried out otherwise than in accordance with the details thus approved.

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, and to prevent to loss of privacy to the occupiers of the surrounding properties.

INFORMATIVES

The following Informative should be added:

REASONS FOR APPROVAL:

The following policies contained in the Hackney Unitary Development Plan 1995 and the London Plan 2008 are relevant to the approved development/use and were considered by this Council in reaching the decision to grant planning permission: Policy EQ1 (Development Requirements) and HO3 (Other Sites for Housing); Policy 3A.1 (Increasing London's supply of Housing), Policy 4B.1 (Design Principles for a Compact City).'

- SI.1 Building Control
- SI.2 Works affecting Public Highway
- SI.3 Sanitary, Ventilation, and Drainage Arrangements
- SI.6 Control of Pollution (Clean air, noise, etc)
- SI.7 Hours of Building Works
- SI.24 Naming and Numbering

8 2 ANDREWS ROAD, LONDON, E8 4QL

Change of use of ground floor from warehouse (Class B8) to Art Gallery (Class D1) and New Window to ground floor.

POST SUBMISSION REVISION - New window at ground floor.

- 8.1 The Planning Officer introduced the report, as set out in the agenda.
- 8.2 Laura Newby spoke in objection of the scheme, her comments are summarised as follows:
 - Speaking on behalf of residents, she is the owner of the property.
 - Lack of clarify regarding the procedural process and the consultation of neighbours in Tower Hamlets.
 - Wished to receive clarification that the development would not be used for their own purposes, in order to enhance the marketability of the site.
 - Wanted to know the benefits for the community and opening hours.
 - Primarily a residential area.
 - Issue of noise and traffic safety, as a result of the narrow road.
- 8.3 Mark Jackson spoke in support of the scheme, his comments are summarised as follows:-

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- Non-profit art gallery that wishes to locate to larger premises, following the achievement of various awards and a grant.
- They are a community organisation and they previously conducted surveys in Broadway Market to gauge interest in the proposal, which had received a positive response.
- The opening hours are until 11pm Monday – Saturday and until 10pm on a Sunday. This allows them to carry out talks in the evening on an infrequent basis, as undertaken at their previous location.
- The addition of a window to the front of the property was deemed acceptable, as there had been one there in the past.
- An enclosed foyer was being incorporated into the design, in order to reduce the level of noise generated.

8.4 Councillor Buitekant wished to clarify whether the neighbouring residents in Tower Hamlets had been consulted. The Planning Officer confirmed that these residents had been consulted and were also notified of the meeting. The main issue raised was regarding the potential impact on the Regents Canal Conservation Area.

8.5 The Chair raised the issue of potential uses for the premises and the Planning Officer confirmed that it was restricted to Class D1 use.

Unanimously RESOLVED that:-

Planning Permission be GRANTED, subject to the following conditions:

1. SCB0 - Development only in accordance with submitted plans SRB0

The Development hereby permitted shall only be carried out and completed strictly in accordance with the submitted plans hereby approved and any subsequent approval of details.

REASON: To ensure that the development hereby permitted is carried out in full accordance with the plans hereby approved.

**2. SCB1N - Commencement within 3 years
SRB1**

The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: In order to comply with the provisions of the Town and Country Planning Act 1990 as amended.

**3. SCM1 - Materials to Match
SRM1**

All new external finishes in respect of all works hereby approved (and any other incidental works to be carried out in this connection) shall match the existing building in respect of materials used, detailed execution and finished appearance.

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.

4. SCG1 - Hours of use

The use hereby permitted may only be carried out between 09:00 hours and 23:00 hours Monday to Saturday, 10:00 hours and 22:30 hours on Sunday

REASON: To ensure that the use is operated in a satisfactory manner and does not unduly disturb adjoining occupiers or prejudice local amenity generally.

5. SCG5 - Restriction of Use

The premises shall be used for D1 (Art Gallery) purposes and for no other purposes including any other purpose in any Class/es of any Schedule to the Town and Country Planning (Uses Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

REASON: In order to protect the amenity of neighbouring residents.

6. SCN1 - Details of Soundproofing

Full particulars and details for the provision of an adequate soundproofing scheme between the Class D1 use and residential uses on upper floors shall be submitted to and approved by the Local Planning Authority, in writing, before the commencement of works on site, and subsequently installed in the building in a satisfactory manner, before the development is first occupied/use commenced.

REASON: In order to minimise the transmission of noise and vibration between and within units in the interests of providing satisfactory accommodation.

7. SCN3 - Noise Levels on the Boundary

The level of noise due to the development hereby permitted as measured at the boundaries of the site at any time shall not exceed the existing ambient background noise level.

REASON: To avoid serious disturbance to and adverse effects upon the environment of the occupiers of nearby residential properties.

8. SCM7 - Details of Materials

Detailed drawings/full particulars of the proposed development showing the matters set out below must be submitted to and approved by the Local Planning Authority, in writing, before any work is commenced. The development shall not be carried out otherwise than in accordance with the details thus approved.

- new window

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.

INFORMATIVES

The following Informatives should be added:

SI Reason for approval:

The following policies contained in the Hackney Unitary Development Plan 1995 are relevant to the approved development/use and were considered by this Council in reaching the decision to grant planning permission:

EQ1 [Development Requirements], EQ40 [Noise control], ACE 1[New Arts, Culture and Entertainment Development], ACE 2 [Promoting the development of Arts, Cultural and Entertainment Facilities], ACE 4 [Art and Art Space], ACE 8 [Planning Standards]

SI.1 Building Control

Your attention is drawn to the provisions of the Building Act 1984 and other Building Control legislation, which must be complied with to the satisfaction of The Planning and Transportation Service, Dorothy Hodgkin House, 12 Reading Lane, London, E8 1HJ. Telephone No: 020 8356 5000. Before any building work (including improvements to means of escape and changes of use) is commenced on site, detailed plans, together with the appropriate application form must be submitted for approval and early consultation is advised.

S3 Hours of Building works

Your attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 which imposes requirements as to the way in which building works are implemented including the hours during which the work may be carried out. This Act is administered by the Councils Pollution Control Service, 205 Morning Lane, London, E9 6JX (Telephone: 020 7356 5000) and you are advised to consult that Division at an early stage.

SI.3 Sanitary, Ventilation, and Drainage Arrangements

Before any drainage works are commenced on site, detailed plans, giving notice of intention to build/permission to drain/construct/reconstruct or alter pipes and drains must be submitted for approval under the Building Regulations 1991 to the Planning and Transportation Service, Dorothy Hodgkin House, 12 Reading Lane, London, E8 1HJ, Telephone No: 020 8356 5000. Please note that it will be necessary to consult the Thames Water Utilities Ltd., Waste Water Connections, Kew Business Centre, Brentford, Middlesex, TW8 0EE. Telephone No: 020 7713 3865, Fax No: 020 7713 3875.

- 1) All information appertaining to the existing public sewerage system.
- 2) Requests for sewer connections. All works will be carried out by the London Borough of Hackney at the applicant expense. All new developments will be required to have new sewer connections.
- 3) Building over sewers.
- 4) System of drainage to be provided on site.
- 5) Adoption of sewers.

Advisory Note:

It should be noted that most sewers throughout the Borough flow full or surcharge during periods of heavy storm and conditions may be imposed restricting discharge to the system. The prime condition is that any large development shall not cause an increase in the rate of flow to the public sewerage system. This requirement is normally met in the case of new developments by separation on site and storage of surface water flows in tanks or oversized pipes on sites. Where sites adjoin a suitable watercourse or storm relief sewer into which surface water can be discharged by gravity then the policy is for sites to be separated and have their surface water discharged to the watercourse or storm relief sewer. In the case of developments/ rehabilitation/ conversions etc., involving the use of basements these are likely to be particularly vulnerable to the effects of surcharge and applicants must therefore demonstrate that adequate drainage arrangements exist at all times.

9 UNIT L, EAST CROSS CENTRE, WATERDEN ROAD, LONDON, E15

Section 17 Certificate of Alternative Development for A1, A2, A3, B1, C1, C3, D1 and D2 uses.

RESOLVED that:-

The item be WITHDRAWN from the agenda, at the request of the Planning Officer.

10 DIGBY ROAD/BERGER ROAD, HOMERTON, LONDON, E9 5SB

Clearance of the site and the construction of a part 5, part 14 storey building for a mixed use development to provide 83 square metres of A1, B1 and/or D1 use and 97 affordable residential units (Social Rented - 11 x 1-bed, 5 x 2-bed, 23 x 3-bed, and 14 x 4-bed. Intermediate – 23 x 1-bed, 11 x 2-bed and 10 x 3-bed) with associated car parking, refuse and landscaping.

POST SUBMISSION REVISIONS:

- Disabled car-park numbers on Berger Road reduced from 5 to 3 to reduce vehicle crossovers and improve courtyard space.
- Glazing of shopfront increased to angled wall.

- 10.1 The Planning Officer introduced the report, as set out in the agenda.
- 10.2 The Chair made reference to the parking arrangements and requested that a car share scheme be included in the scheme. The applicant confirmed that a car share scheme was included within the proposal.
- 10.3 The Chair also raised concerns about the size of the windows, after looking at the plans. The applicant explained that they had worked with a daylight/sunlight consultant in designing the building and confirmed that they always provided large windows and that the size of the windows included in the scheme were above average.

Unanimously RESOLVED that:-

A) Planning Permission be GRANTED, subject to the following conditions:

1. Development in accordance with plans

The development hereby permitted shall only be carried out and completed strictly in accordance with the submitted plans hereby approved and any subsequent approval of details.

REASON: To ensure that the development hereby permitted is carried out in full accordance with the plans hereby approved.

2. Commencement within three years

The development hereby permitted must be begun not later than three years after the date of this permission.

REASON: In order to comply with the provisions of Section 91(1) of the Town and Country Planning Act 1990 as amended.

Design & Appearance

3. Materials to be approved (entire site)

Details, including samples, of materials to be used on the external surfaces of the building, boundary walls, gates and ground surfaces shall be submitted to and approved by the Local Planning Authority, in writing, before any work commences on site. The development shall not be carried out otherwise than in accordance with the details thus approved.

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.

4. Further details of be Submitted and Approved

Detailed drawings/full particulars showing the following matters set out below must be submitted to and approved by the Council before any work is commenced on site. This part of the development shall be completed only in accordance with the modifications thus approved:-

- a) Details of adequate screening to the child playspace area
- b) Details of the lighting facilities, canopies, and entrance/waiting spaces to the residential entrance.

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 and, to ensure that the playspace area is a safe environment to use.

5. Landscaping Scheme to be approved

A landscaping scheme illustrated on detailed drawings shall be submitted to and approved by the Local Planning Authority, in writing, before any work commences on site, for the planting of trees and shrubs showing species, type of stock, numbers of trees and shrubs to be included and showing areas to be grass seeded or turfed. All landscaping in accordance with the scheme, when

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approved, shall be carried out within a period of twelve months from the date on which the development of the site commences or shall be carried out in the first planting (and seeding) season following completion of the development, and shall be maintained to the satisfaction of the Local Planning Authority for a period of ten years. Such maintenance is to include the replacement of any plants that die, or are severely damaged, seriously diseased, or removed.

REASON: To accord with the requirements of Section 197(a) of the Town and Country Planning Act 1990 and to provide reasonable environmental standards in the interests of the appearance of the site and area.

6. Provision of landscaping as approved

The landscaping hereby approved as part of the development shall be carried out within a period of twelve months from the date on which the development of the site commences or shall be carried out in the first planting (and seeding) season following completion of the development, and shall be maintained to the satisfaction of the Local Planning Authority for a period of ten years. Such maintenance is to include the replacement of any plants that die, or are severely damaged, seriously diseased, or removed.

REASON: To accord with the requirements of Section 197(a) of the Town and Country Planning Act 1990 and to provide reasonable environmental standards in the interests of the appearance of the site and area.

7. No extraneous pipework

No soil stacks, soil vent pipes, flues, ductwork or any other pipework shall be fixed to the (street) elevations of the building other than as shown on the drawings hereby approved. Details of any additional pipework required shall be submitted and approved in writing by the Local Planning Authority before any building works commence. The development shall not be carried out otherwise than in accordance with the details thus approved.

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.

8. Details of roof plant

Full details of all the roof plant enclosures (plans/sections and elevations) shall be submitted and approved in writing by the Local Planning Authority before any building works commence. The development shall not be carried out otherwise than in accordance with the details thus approved.

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.

Transport

9. Parking for persons with disabilities

Before the use hereby permitted first commences the 3 disabled car parking spaces shall be provide for use by the vehicles of persons with disabilities as located on drawing number 0735 (PL) 101C.

REASON: In order to ensure that a reasonable minimum of parking spaces are located for persons with disabilities prior to occupation.

10. Provision for cycles

Secure, covered parking shall be provided for at least 125 bicycles in the form of Sheffield Stands or a suitable alternative, as shown on the plans hereby approved, before use of the development hereby permitted commences.

REASON: To ensure that a reasonable provision is made within the site for the parking of bicycles in the interests of discouraging car use, relieving congestion in surrounding streets and improving highway conditions in general.

11. Marking parking areas

Before the use hereby permitted first commences, appropriate markings shall be used to delineate all car parking spaces and service areas within the site/development as shown on the permitted plans, and such marking is to be retained permanently.

REASON: In the interests of orderly and satisfactory parking provisions being made on the site to ensure that the proposed development does not prejudice the free flow of traffic or public safety along the adjoining highway.

12. Parking

No part of the development hereby approved shall be occupied until accommodation for car parking, turning and loading/unloading has been provided in accordance with the approved plans, and such accommodation shall be retained permanently for use by the occupiers and/or users of, and/or persons calling at, the premises only, and shall not be used for any other purposes.

REASON: To ensure that the proposed development does not prejudice the free flow of traffic or public safety along the neighbouring highway(s) and to ensure the permanent retention of the accommodation for parking/loading and unloading purposes.

13. Parking

Parking of vehicles shall only be carried out on the areas identified for parking on the plans hereby approved, and not on any other area of the site.

REASON: In the interests of orderly and satisfactory parking provisions being made on the site to ensure that the proposed development does not prejudice the visual amenity of the scheme.

General Conditions

14. Noise

(i) The building shall be constructed so as to provide sound insulation against external noise, to achieve levels not exceeding 30dB LAeq (23:00 to 07:00) and 45dB LAm_{ax} (measured with F time-weighting) for bedrooms between 23:00 to 07:00, 35dB LAeq (07:00 to 23:00) for other habitable rooms, with windows shut and other means of ventilation provided.

(ii) The development shall not commence until details of a sound insulation scheme complying with paragraph (i) of this condition have been submitted to and approved in writing by the local planning authority.

(iii) The development shall not be occupied until the sound insulation scheme approved pursuant to paragraph (ii) of this condition has been implemented in its entirety. Thereafter, the sound insulation scheme shall be maintained in perpetuity.

REASON: To ensure a pleasant residential environment is provided for potential occupiers.

15. Construction Method Statement

Full details of a work method statement for demolition and construction, including control measures to minimise noise and dust emissions, hours of work, wheel washing facilities, and details for the disposal of materials from the site shall be submitted to, and approved by, the Local Planning Authority prior to commencement of any construction/clearance work on the site. The development, including disposal of materials from the site, shall in all respects be carried out in accordance with the approved details.

REASON: To safeguard the amenities of neighbouring properties and the area generally during construction.

16. Details of refuse storage enclosure

Details of dustbin enclosures (including mandatory recycling facilities), showing the design, external appearance and location thereof, shall be submitted to and approved by the Local Planning Authority, in writing, before construction commences. The development shall not be carried out otherwise than in accordance with the details thus approved.

REASON: To ensure there is adequate provision for dustbin and recycling facilities for the development in the interests of the appearance and amenity of the area.

17. Ecological roofs

Full details of the proposed bio-diverse, substrate based (75mm minimum depth) extensive green roofs and walls, to include a detailed maintenance plan, shall be submitted to and approved by the Local Planning Authority, in writing, before construction commences. The development shall not be carried out otherwise than in accordance with the details thus approved.

REASON: To enhance the character and ecology of the development, to provide undisturbed refuges for wildlife, to promote sustainable urban drainage, and to enhance the performance and efficiency of the proposed building.

18. Secured by Design

The development shall achieve a Certificate for Compliance to Secure by Design or alternatively achieve Secure by Design standards to the satisfaction of the Metropolitan Police, details of which, to include consultation with the police during the construction period, shall be provided in writing to the Local Planning Authority within one month of the completion date.

REASON: To provide a safer environment for future residents and visitors to the site and reduce the fear of crime.

19. Level Access

A level access shall be provided to all ground floor units hereby approved before the use is first commenced.

REASON: In order to ensure that people with disabilities are able to gain proper access to the development.

20. Provision of access and facilities

All provisions and facilities to be made for people with disabilities as shown on the plans and details hereby approved shall be implemented in full to the satisfaction of the Local Planning Authority before the use is first commenced.

REASON: In order to ensure that access and facilities for people with disabilities are provided in order to ensure that they may make full use of the development.

21. Shopfront details to be approved

Details of the proposed shopfront on drawings on a scale of 1:50, together with materials used in construction, shall be submitted to and approved by the Local Planning Authority, in writing, before any work is commenced on this part of the development. The shopfront shall include additional glazing on the angled wall facing Berger Road. The development shall not be carried out otherwise than in accordance with the details thus approved.

REASON: To ensure that the design of the shopfront is not detrimental to the appearance of the building.

22. Sustainable Urban Drainage

No development shall take place until details of the implementation, maintenance and management of the sustainable urban drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- i. a timetable for its implementation, and
- ii. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable urban drainage scheme throughout its lifetime

23. Restriction of Use

The ground floor commercial premises hereby approved shall be only used for:

Use Class A1 (Retail);

Use Class A2 ((a) financial services, or (b) professional services);

Use Class D1 ((a) for the provision of any medical or health services, (b) as a crèche, day nursery or day centre, (c) for the provision of education, (d) for the

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display of works of art (otherwise than for sale or hire), (e) as a museum, (f) as a public library or public reading room);
Use Class B1 (Business).

and for no other purposes including any other purposes in Classes A1, A2, D1, or B1 of the Schedule to the Town and Country Planning (uses Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

REASON: In the interest of general residential amenity

B) That the above recommendation be subject to the applicant, the landowners and their mortgagees entering into a section 106 agreement in order to secure the following matters to the satisfaction of the Assistant Director Regeneration and Planning and the Interim Head of Legal Services:

1. To secure the provision of 100% of units as affordable housing, with a split of 55%:45% socially rented/intermediate.
2. That the provision of 100% (97 units) affordable housing be secured by Network Housing Association or another RSL approved by the Council, providing 53 social rented units and 44 intermediate units.
3. Payment by the landowner/developer of an education and libraries contribution of £290,659.79 with respect to anticipated child yield from the additional residential housing units being provided in accordance with the DFES cost of providing a school place.
4. Payment by the landowner/developer of an open space/child playspace contribution of £4,454.24 towards the supply and quality of open space in the immediate locale.
5. A contribution of £129,544 towards public realm and highways works in the vicinity of the site. This will comprise of:
 - The signing of a Section 278 legal agreement under the Highways Act to pay the Council for required works to the highway. Unavoidable works required to be undertaken by Statutory Services will not be included in London Borough of Hackney estimate or payment (£79,544).
 - A contribution directed towards the improvements in the public realm within the vicinity of the site to improve the public realm in the local area to encourage walking and cycling (£50,000).
6. All residential units to be built to Lifetime Home standards.
7. Commitment to the Council's local labour and construction initiatives (25% on site employment).
8. Achievement of a level 3 rating, with all reasonable endeavours to achieve level 4, under the proposed Code for Sustainable Homes.

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9. 20% reduction in carbon emissions over the whole site through the use of renewable energy sources and use of low energy technology.
10. Considerate Constructors Scheme – the applicant to carry out all works in keeping with the National Considerate Constructors Scheme.
11. At least 10% of units provided shall be wheelchair accessible.
12. A Green Travel Plan to include servicing of the site, to be submitted to and agreed with the Council, to include the provision of a car share scheme and a provision for annual review.
13. Provision to allow the placement of street lighting on the proposed buildings where appropriate.
14. Best endeavours to provide a car club parking space.
15. Parking shall only take place on the parking spaces shown on the approved drawings, and not on any other area of the site.
16. Payment by the landowner/developer of all the Council's legal and other relevant fees, disbursements and Value Added Tax in respect of the proposed negotiations and completion of the proposed Section 106 Agreement.

C) That in the event of the Section 106 agreement referred to in Recommendation B not being completed by 23 March 2009, the Assistant Director of Regeneration and Planning be given the authority to refuse the application for the following reasons:

1. The proposed development, in the absence of a legal agreement for securing affordable housing, would be to the detriment of housing needs in the Borough and would fail to promote a mixed and inclusive community and as such would be contrary to Policy H03 of the Hackney Unitary Development Plan, Affordable Housing SPD (2005), Policies 3A.1, 3A.2, 3A.3, 3A.5, 3A.6, 3A.8 and 3A.9 of the London Plan, and advice contained in PPS1 and PPS3.
2. The proposed development, in the absence of a legal agreement for securing educational contributions, would be likely to contribute to pressure and demand on the Borough's education provision contrary to Policy EQ1 of the Hackney Unitary Development Plan, Planning Contributions SPD (2006), and Policy 3A.24 of the London Plan.

REASONS FOR APPROVAL

The following policies contained in the Hackney Unitary Development Plan 1995 are relevant to the approved development/use and were considered by this Council in reaching the decision to grant planning permission: EQ1 – Development Requirements; EQ48 – Designing out Crime; HO3 – Other sites for Housing; TR19 – Planning Standards; SPG1 New Residential Development; SPD Affordable Housing; SPD Planning Contributions.

The following policies contained in the London Plan 2004 are relevant to the approved development/use and were considered by this Council in reaching the

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decision to grant planning permission: 2A.1 – Sustainability Criteria; 3A.1 – Increasing London’s Supply of Housing; 3A.2 – Borough Housing Targets; 3A.3 – Maximising the Potential of Sites; 3A.5 – Housing Choice; 3A.6 – Quality of New Housing Provision; 3A.8 – Definition of Affordable Housing; 3A.9 – Affordable Housing Targets; 3A.10 – Negotiating Affordable Housing; 3A.11 – Affordable Housing Thresholds; 3A.17 – Addressing the Needs of London’s Diverse Population; 3C.1 – Integrating Transport and Development; 3C.2 – Matching Development to Transport Capacity; 3C.3 – Sustainable Transport in London; 3C.23 – Parking Strategy; 4A.1 – Tackling Climate Change; 4A.3 – Sustainable Design and Construction; 4A.7 – Renewable Energy; 4A.22 – Spatial Policies for Waste Management; 4B.1 – Design Principles for a Compact City; 4B.3 – Enhancing the Quality of the Public Realm; 4B.5 – Creating an Inclusive Environment; 4B.6 – Safety, Security and Fire Prevention and Protection; 4B.8 – Respect Local Context and Communities; Housing SPD 2005.

INFORMATIVES

The following Informatives should be added:

- | | |
|-------|--|
| SI.1 | Building Control |
| SI.2 | Work Affecting Public Highway |
| SI.3 | Sanitary, Ventilation and Drainage Arrangements |
| SI.6 | Control of Pollution (Clean Air, Noise, etc.) |
| SI.7 | Hours of Building Works |
| SI.24 | Naming and Numbering |
| SI.25 | Disabled Person’s Provisions |
| SI.27 | Fire Precautions Act 1971 |
| SI.28 | Refuse Storage and Disposal Arrangements |
| SI.34 | Landscaping |
| NSI | With regard to surface water drainage, it is the responsibility of the developer to make proper provision for drainage. Contact Thames Water, Ph. 0845 850 2777, for further information. |
| NSI | Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute and the point where it leaves Thames Water’s pipes. The developer should take account of this minimum pressure in the design of the proposed development. |
| NSI | Surface water management should utilise sustainable drainage techniques (SUDS), in accordance with the SUDS management train (Ciria C909). Please contact the Environment Agency for further details. |
| NSI | Care should be taken to ensure that no debris or other materials can fall onto Network Rails land. Approval must be obtained from Network Rails Outside Parties Engineer. |
| NSI | Any scaffold which is to be constructed adjacent to the railway must be erected in such a manner that at no time will any poles or cranes over-sail or fall onto the railway. All plant and scaffolding must be positioned, that in the event of failure will not fall on Network Rail land. |
| NSI | Consultation required on any alterations to ground levels. Should be noted that Network Rail concerned about excavations within 10 metres of the boundary with the operational railway and will need |

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to be assured that the construction of the foundations and footings will not impact on the stability of the railway. A full method statement must be supplied and agreed with Network Rail's Outside Party Engineer.

- NSI NR not aware whether any PPG24 noise and vibration assessment has been carried out for this location. Amenity will need to be addressed.
- NSI Additional flows of surface water must not be discharged onto NR land nor into NR culverts or drains. Soak ways should not be constructed within 10metres of the boundary with the operational railway.
- NSI 1.8 metre high fence should be constructed to avoid trespass and vandalism and provide acoustic insulation for the residential units.
- NSI To ensure residential units built without encroachment onto operational railway line all buildings and structures should be set back at least 2 metres from boundary with operational railway or at least 5 metres for overhead power lines. Landscape details along railway corridor to be submitted.

11 194 PITFIELD STREET, LONDON, N1 6JP

Demolition of existing building and construction of a part six, part seven storey building to provide 96sqm of commercial (A1, A2, B1 and D1) floorspace on the ground floor and 16 residential flats (5 x 1-bed, 8 x 2-bed, 3 x 3-bed) above, with 1 disabled car parking space, 16 cycle parking spaces and associated facilities

POST REVISION SUBMISSIONS:

A minor revision to the external appearance of the scheme was sought and agreed by the applicant. This included:

- Metal balustrades being added to the windows to the east and south elevation to increase visual interest.
- Widening of the residential entrance way and hall (from 1.2m to 2.3m) to improve its relationship to the street.

RESOLVED that:

The item be WITHDRAWN from the agenda, at the request of the Planning Officer.

12 HACKNEY HOSPITAL SITE, KENWORTHY ROAD, LONDON, E9 5TD

Redevelopment of southern site at Hackney hospital to provide a primary care resource centre located in a part 2, 3 and 4 storey building to contain 2 GP practices, a community dental facility and primary care function (2239 sqm), plus residential accommodation providing 37 flats (5x1 bed/19 x 2 bed/12 x 3bed/1 x 4 bed) in a 5 storey building with penthouse level together with parking provision for 18 cars and 80 cycle spaces.

(Councillor Desmond arrived during the discussion of this item and so did not take part in the vote).

- 12.1 The Planning Officer introduced the report, as set out in the agenda. He explained that planning application 2008/2014, which related to the same site, had been presented to the Sub-Committee on 3 December 2008 where it was deferred by Members to allow the applicant to go back and look at the mix of units. The application was subsequently withdrawn to allow the residential element of the proposal to be revised.
- 12.2 The Planning Officer referred to the addendum which detailed a further objection from a resident, following the closure of the consultation period on 3 March 2009 and his response to this. He added that a set of revised conditions for Recommendation A were detailed within the addendum, which dealt with the phasing issue. The applicants confirmed that they were happy with the phasing plans suggested.
- 12.3 Steve Gilvin (Primary Care Trust), Jo McCafferty (Architects) and Paul Brand (Agent) spoke in support of the scheme, their comments are summarised as follows:-
- Consultation process was undertaken in 2007.
 - The centre will provide expert diagnostic services, with approximately 300-350 cases being dealt with a week. The new centre will cover a wider catchment area, with public transport routes available for people living in these areas. People that normally use an ambulance service will still be offered this service.
 - The main change from the previous application is that the family units now have more amenity space, with the provision of large terraces and balconies.
- 12.4 Councillor Webb raised the issue of street lamps and whether these could be placed on the building and it was confirmed that this was included with the Section 106 agreement.
- 12.5 In response to a question from the Chair regarding staff, the applicant confirmed that there would be approximately 40-50 staff based permanently on-site.
- 12.6 Discussion took place on the issue surrounding the ambulance parking bay and the Chair wished to clarify whether this affected the residual footway width. The applicant stated that it was a TfL road and that the bay was within the curtailage of the site. He added that it was a complex site within a red route and that the location was chosen as it provided a drop off point at the entrance of the building, with level access. There was also limited parking within the yard. The Chair requested that best endeavours be made for an alternative location to be found for the ambulance bay and drop off point, within the site. This was **AGREED**.
- 12.7 The Chair also referred to the travel plan and asked that this be produced in line with the TfL best practice. This was **AGREED**.

Unanimously RESOLVED that:-

A) Planning Permission be GRANTED, subject to the following conditions:

1. SCB0 – Development in accordance with plans

The development hereby permitted shall only be carried out and completed strictly in accordance with the submitted plans hereby approved and any subsequent approval of details.

REASON: To ensure that the development hereby permitted is carried out in full accordance with the plans hereby approved.

2. SCB1 - Commencement within three years

The development hereby permitted must be begun not later than three years after the date of this permission.

REASON: In order to comply with the provisions of Section 91(1) of the Town and Country Planning Act 1990 as amended.

3. SMC6 – Materials to be approved

Details, including samples, of materials to be used on the external surfaces of the building, boundary walls and ground surfaces forming the primary care resource centre shall be submitted to and approved by the Local Planning Authority, in writing, before any work commences on the primary care resource centre. The development shall not be carried out otherwise than in accordance with the details thus approved.

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.

4. SMC6 – Materials to be approved

Details, including samples, of materials to be used on the external surfaces of the building, boundary walls and ground surfaces excluding the primary care resource centre shall be submitted to and approved by the Local Planning Authority, in writing, before any work excluding the primary care resource centre commences on the site. The development shall not be carried out otherwise than in accordance with the details thus approved.

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.

5. Non standard condition

Details of a rainwater harvesting system for the primary care resource centre hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development and the system shall be installed in accordance with such approved details.

REASON: To ensure that the development makes a contribution to the energy and resource efficiency priorities and other sustainability objectives which are embodied in the London Plan, Hackney UDP and emerging Core Strategy.

6. Non standard condition

A landscaping scheme for the primary care resource centre, illustrated on detailed drawings, shall be submitted to and approved by the Local Planning Authority, in writing, before any work commences on site, for the planting of trees and shrubs showing species, type of stock, numbers of trees and shrubs to be included and showing areas to be grass seeded or turfed; all landscaping in accordance with the scheme, when approved, shall be carried out within a period of twelve months from the date on which the development of the site commences or shall be carried out in the first planting (and seeding) season following completion of the development, and shall be maintained to the

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satisfaction of the Local Planning Authority for a period of ten years, such maintenance to include the replacement of any plants that die, or are severely damaged, seriously diseased, or removed.

REASON: To accord with the requirements of Section 197(a) of the Town and Country Planning Act 1990 and to provide reasonable environmental standards in the interests of the appearance of the site and area.

7. Non standard condition

A landscaping scheme excluding the primary care resource centre, including details of green walls and roofs, illustrated on detailed drawings shall be submitted to and approved by the Local Planning Authority, in writing, before any work excluding the primary care resource centre commences on the site, for the planting of trees and shrubs showing species, type of stock, numbers of trees and shrubs to be included and showing areas to be grass seeded or turfed; all landscaping in accordance with the scheme, when approved, shall be carried out within a period of twelve months from the date on which the development of the site commences or shall be carried out in the first planting (and seeding) season following completion of the development, and shall be maintained to the satisfaction of the Local Planning Authority for a period of ten years, such maintenance to include the replacement of any plants that die, or are severely damaged, seriously diseased, or removed.

REASON: To accord with the requirements of Section 197(a) of the Town and Country Planning Act 1990 and to provide reasonable environmental standards in the interests of the appearance of the site and area.

8. SCM9 - No extraneous pipework

No soil stacks, soil vent pipes, flues, ductwork or any other pipework shall be fixed to the (street) elevations of the building other than as shown on the drawings hereby approved or otherwise agreed in writing by the Local Planning Authority.

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.

9. SCH8 – Parking for persons with disabilities

Before the use of the primary care resource centre hereby approved first commences 3 disabled car parking spaces shall be provide for use by the vehicles of persons with disabilities as located on drawing number 2732_D_004 P1.

REASON: In order to ensure that a reasonable minimum of parking spaces are located for persons with disabilities prior to occupation.

10. SCH8 – Parking for persons with disabilities

Before the use of the residential accommodation hereby approved first commences a total of 7 disabled car parking spaces shall be provide for use by the vehicles of persons with disabilities as located on drawing number 2732_D_004 P1.

REASON: In order to ensure that a reasonable minimum of parking spaces are located for persons with disabilities prior to occupation.

11. SCH10- Provision for cycles

Secure, covered parking shall be provided for 14 bicycles in the form of Sheffield stands (or an alternative approved in writing by the Local Planning Authority), as shown on the plans hereby approved, before use of the primary care resource centre hereby permitted commences.

REASON: To ensure that a reasonable provision is made within the site for the parking of bicycles in the interests of discouraging car use, relieving congestion in surrounding streets and improving highway conditions in general.

12. SCH10- Provision for cycles

Secure, covered parking shall be provided for 63 bicycles in the form of Sheffield stands (or an alternative approved in writing by the Local Planning Authority), as shown on the plans hereby approved, before occupation of the residential accommodation hereby permitted commences.

REASON: To ensure that a reasonable provision is made within the site for the parking of bicycles in the interests of discouraging car use, relieving congestion in surrounding streets and improving highway conditions in general.

13. Non standard condition

No loading and unloading of goods by vehicles arriving at or departing from the premises shall take place otherwise than within the cartilage of the building.

REASON: To ensure that the proposed development does not prejudice the free flow of traffic or public safety along the neighboring highway and to ensure the permanent retention of the accommodation for parking/ loading and unloading purposes.

14. Non standard condition

The primary care resource centre hereby approved shall not be occupied until the accommodation for car parking, turning and loading/unloading, excluding the 4 disabled car parking bays for use by the occupants of the residential accommodation, has been provided in accordance with the approved plans, and such accommodation shall be retained permanently for use by the occupiers of the premises only.

REASON: To ensure that the proposed development does not prejudice the free flow of traffic or public safety along the neighboring highway and to ensure that permanent retention of adequate parking provision and servicing arrangement is retained in accordance to approved plans.

15. SCG1 – Restricted hours of use

The use of the health care facilities hereby permitted may only be carried out between the hours of 0700 to 2200 Mondays to Sundays and including Bank Holidays.

REASON: To ensure that the use operates in a satisfactory manner and does not unduly disturb adjoining occupiers or prejudice local amenity generally.

16. Non standard condition

Details of a scheme for sound insulation and noise control measures should be submitted to and improved in writing by the Local Planning Authority, implemented in accordance with the approved details and permanently retained thereafter to achieve the following internal noise targets:

- Bedrooms (23:00 – 07:00 hours) 35dB L Aeq and 5dB L max (fast)
- Living rooms (07:00 – 23:00 hours) 40dB L Aeq.

REASON: To ensure a satisfactory standard of residential accommodation.

17. NSC3 – No roof plant

No roof plant (including all external enclosures, machinery and other installations, except for photovoltaic, solar hot water heating panels and rainwater harvesting) shall be placed upon or attached to the roof or other external surfaces of the building unless otherwise agreed in writing by the Local Planning Authority.

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.

18. Non standard condition

Details of hoardings to be erected during the construction of the development to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works on site. Hoardings to be erected and maintained in accordance with the approved details until the completion of development unless otherwise agreed in writing by the Local Planning Authority.

B) That the above recommendation be subject to the applicant, the landowners and their mortgagees entering into a section 106 agreement in order to secure the following matters to the satisfaction of the Assistant Director of Regeneration and Planning and the Interim Head of Legal Services.

1. To secure the provision of 19 residential units as affordable housing. The provision of affordable housing to consist of 13 socially rented units (3 x 1 bed/ 4 x 2bed/ 5 x 3 bed/ 1 x 4 bed) and 6 intermediate units (4 x 2 bed/ 2 x 3 bed).
2. No open market units shall be occupied or used until all of the affordable units have been transferred or contract for transfer to an RSL has been signed. None of the residential units shall be occupied until/unless the South East Resource Centre has been built to core and shell level
3. Payment by the landowner/developer of a sustainable transport contribution of £5179.00 towards works to the public highway.
4. Payment by the landowner/developer of an education and libraries contribution of £43251.32 with respect to anticipated child yield from the additional residential housing units being provided in accordance with the Department for Education and Skills cost of providing a school place.
5. Payment by the landowner/developer of an open space contribution of £3188.16 towards the supply and quality of open space in the immediate locale.

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6. Residential units to be built to Lifetime Homes standard and comply with Code for Sustainable Homes.
7. Commitment to the Council's local labour and construction initiatives (25% on site employment).
8. Payment by the landowner/developer of all the Council's legal and other relevant fees, disbursements and Value Added Tax in respect of the proposed negotiations and completion of the proposed Section 106 Agreement.
9. Achievement of a level 3 rating under the proposed Code for Sustainable Homes all reasonable endeavours to achieve level 4.
10. Achievement of a rating of very good with all reasonable endeavours to a rating of excellent.
11. 15.4% reduction in carbon emissions through the use of renewable energy sources and use of low energy technology.
12. Considerate Constructors Scheme – the applicant to carry out all works in keeping with the National Considerate Constructors Scheme.
13. The developer is required to submit two detailed travel plans that must meet the objectives outlined in the framework travel plan including the list of measures and outline specific modal targets prior to occupation.
14. Upon approval of the travel plans the developer is obligated to carry out the proposed measure so as to ensure that the Travel Plan Objectives/Targets are met.
15. The developer shall submit annual monitoring reports to the Council which demonstrate how the travel plans have been operated during the previous 12 months for a minimum period of 2 years.
16. Within 9 (nine) months of the Implementation Date the Developer to submit and thereafter resubmit to the Council the Travel Plans until such time as the same is approved in writing by the Council.
17. The developer shall pay the council £4000.00 in respect of its cost of reviewing and monitoring the travel plans.
18. At least 10% of units provided shall be wheelchair accessible.
19. The applicant is advised that they will be required to enter into a highways Section 278 legal agreement with TfL and are not to occupy or use any residential units until/unless the s278 agreement has been signed with TfL
20. Provision to allow the placement of street lighting on the proposed buildings where appropriate.
21. The development to be implemented in accordance with a phasing plan to be approved in writing by the Council.

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22. Not to Occupy, suffer or permit Occupation of any of the South East Resource Centre unless and until a building contract has been entered into for the erection of the residential portion of the development.

C) That in the event of the Section 106 agreement referred to in Recommendation B not being completed by 1 May 2009, the Assistant Director of Regeneration and Planning be given the authority to refuse the application for the following reasons:

1. The proposed development, in the absence of a legal agreement for securing affordable housing, would be to the detriment of housing needs in the Borough and would fail to promote a mixed and inclusive community and as such would be contrary to policies ST1, H01 and H03 of the Hackney Unitary Development Plan, policies 3A.7 and 3A.8 of the London Plan 2004 and advice contained in PPS1 and PPG3.
2. The proposed development, in the absence of a legal agreement for securing educational contributions, would be likely to contribute to pressure and demand on the Borough's education provision contrary to policies EQ1, H03, CS2 and S10 of the Hackney Unitary Development Plan and policy 3A.21 of the London Plan 2004.
3. The proposed development, in the absence of a legal agreement for securing the comprehensive redevelopment of the application site would fail to make the most efficient and effective use of the land in the interests of sustainable development and result in an unsatisfactory form of development to the detriment of the environmental quality of the surrounding area. The proposal would therefore be contrary to Planning Policy Statement 1; Policy 2A.1 of the London Plan 2004 (consolidated with alterations); The London Plan Supplementary Planning Guidance – Sustainable Design and Construction (2006); and Policy EQ1 of the Hackney Unitary Development Plan (1995).

REASONS FOR APPROVAL

1. The following policies contained in the Hackney Unitary Development Plan (1995) are relevant to the approved development/use and were considered by this Council in reaching the decision to grant planning permission: EQ1 – Development Requirements, EQ48 – Designing out Crime, TR19 – Planning Standards, CS4 - Provision of Healthcare Facilities.
2. The following policies in the London Plan (Consolidated with Alterations since 2004) are relevant to the approved development/use and were considered by this Council in reaching the decision to grant planning permission: 2A.1 – Sustainability Criteria, 3A.1 – Increasing London's Supply of Housing, 3A.2 – Borough Housing Targets, 3A.3 – Maximising the Potential of Sites, 3A.17 – Addressing the Needs of London's Diverse Population, 3A.18 - Protection and enhancement of social infrastructure and community facilities, 3A.20 - Health objectives, 3A.21 - Locations for health care, 3A.22 - Medical excellence, 3C.1 – Integrating Transport and Development, 3C.2 – Matching Development to Transport Capacity, 3C.3 – Sustainable Transport in London, 3C.23 – Parking Strategy, 4A.1 – Tackling Climate Change, 4A.3 – Sustainable Design and Construction, 4A.7 – Renewable Energy, 4A.22 – Spatial Policies for Waste Management, 4B.1 – Design Principles for a Compact City, 4B.3 –

Enhancing the Quality of the Public Realm, 4B.5 – Creating an Inclusive Environment, 4B.6 – Safety, Security and Fire Prevention and Protection, 4B.8 – Respect Local Context and Communities.

INFORMATIVES

The following Informatives should be added:

- SI.1 Building Control
 - SI.2 Work Affecting Public Highway
 - SI.3 Sanitary, Ventilation and Drainage Arrangements
 - SI.6 Control of Pollution (Clean Air, Noise, etc.)
 - SI.7 Hours of Building Works
 - SI.24 Naming and Numbering
 - SI.25 Disabled Person's Provisions
 - SI.27 Fire Precautions Act 1971
 - SI.28 Refuse Storage and Disposal Arrangements
 - SI.33 Landscaping
- NSI It is recommended that the developer applies for a s61 consent for this development under the Control of Pollution Act 1974 before commencing construction on site.

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

13 32-38 SCRUTTON STREET, LONDON

- (1) Resubmission of planning application 2008/2221 for demolition of existing building and erection of a new part 5, part 6 storey mixed use building (plus basement) to provide 7713sqm of Class B1 office accommodation and 345sqm of class A1/A3 retail/restaurant/café accommodation together with 5 off street car parking spaces (3 of which would be for disabled persons) and cycle parking, landscaping areas and a courtyard.
- (2) Conservation area consent for demolition of existing buildings.

- 13.1 The Planning Officer introduced the report, as set out in the agenda. He informed Members that this application, previously approved by the Sub-Committee on 3 December 2008, was being re-submitted because Recommendation C required that the s106 be completed by 24 December 2008 and in the event that it was not completed by this date the Assistant Director of Regeneration and Planning be given the authority to refuse the application. Subsequently, the applicant failed to complete the s106 agreement by 24 December 2008 and the application was refused.
- 13.2 The Planning Officer confirmed that the present application remained unchanged from the application previously approved by committee.
- 13.3 There being no questions from Members, the Chair moved to the vote.

Unanimously RESOLVED that:-

A) Planning Permission be GRANTED, subject to the following conditions:

1. SCB0 – Development in accordance with plans

The development hereby permitted shall only be carried out and completed strictly in accordance with the submitted plans hereby approved and any subsequent approval of details.

REASON: To ensure that the development hereby permitted is carried out in full accordance with the plans hereby approved.

2. SCB1 - Commencement within three years

The development hereby permitted must be begun not later than three years after the date of this permission.

REASON: In order to comply with the provisions of Section 91(1) of the Town and Country Planning Act 1990 as amended.

3. SMC6 – Materials to be approved (entire site)

Details, including samples, of materials to be used on the external surfaces of the building, boundary walls and ground surfaces shall be submitted to and approved by the Local Planning Authority, in writing, before any work commences on site. The development shall not be carried out otherwise than in accordance with the details thus approved.

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.

4. Non standard condition

Details of the thermal labyrinth and combined heat and power (CHP) system shall be submitted to and approved in writing by the Local Planning Authority prior to installation or commencement of operations and the systems shall be installed in accordance with such approved details.

REASON: To ensure that the development makes a contribution to the energy and resource efficiency priorities and other sustainability objectives which are embodied in the London Plan, Hackney UDP and emerging Core Strategy

5. Non standard condition

A landscaping scheme illustrated on detailed drawings shall be submitted to and approved by the Local Planning Authority, in writing, before any work commences on site, for the planting of trees and shrubs showing species, type of stock, numbers of trees and shrubs to be included and showing areas to be grass seeded or turfed; all landscaping in accordance with the scheme, when approved, shall be carried out within a period of twelve months from the date on which the development of the site commences or shall be carried out in the first planting (and seeding) season following completion of the development, and shall be maintained to the satisfaction of the Local Planning Authority for a period of ten years, such maintenance to include the replacement of any plants that die, or are severely damaged, seriously diseased, or removed.

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REASON: To accord with the requirements of Section 197(a) of the Town and Country Planning Act 1990 and to provide reasonable environmental standards in the interests of the appearance of the site and area.

6. SCM9 - No extraneous pipework

No soil stacks, soil vent pipes, flues, ductwork or any other pipework shall be fixed to the (street) elevations of the building other than as shown on the drawings hereby approved.

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.

7. SCH8 – Parking for persons with disabilities

Before the use hereby permitted first commences the 3 disabled car parking spaces shall be provide for use by the vehicles of persons with disabilities as located on drawing number 1-304-100.

REASON: In order to ensure that a reasonable minimum of parking spaces are located for persons with disabilities prior to occupation.

8. SCH10- Provision for cycles

Secure, covered parking shall be provided for 52 bicycles in the form of Sheffield stands (or an alternative approved in writing by the Local Planning Authority), as shown on the plans hereby approved, before use of the development hereby permitted commences.

REASON: To ensure that a reasonable provision is made within the site for the parking of bicycles in the interests of discouraging car use, relieving congestion in surrounding streets and improving highway conditions in general.

9. SCH11-Adequate visibility

Adequate visibility shall be provided to the highway within the application site above a height of one metre from footpath level for a distance of three metres on one/both side(s) of the permitted points of vehicular access, in accordance with details to be approved by the Local Planning Authority before any work on the site is commenced, and be so maintained.

REASON: In the interests of highway safety.

10. SCH14-Closure of existing access

The existing access(es) to the site shall be closed permanently when the use of the new access(es) shown on the plans hereby approved is/are provided and in use.

REASON: In the interests of highway safety.

11. SCH15 – Access only as approved

Vehicular access to the site shall be only via the permitted access.

REASON: In the interests of highway safety.

12. Non standard condition

Adequate refuse storage shall be provided as shown on the plans hereby approved, before use of the development hereby permitted commences.

REASON: In order to assist in the proper disposal of waste and to protect the appearance of the area.

13. SCS1 – Shopfront details to be approved

Details of the proposed shopfront on drawings on a scale of 1:50, together with materials used in construction, shall be submitted to and approved by the Local Planning Authority, in writing, before any work is commenced on this part of the development. The development shall not be carried out otherwise than in accordance with the details thus approved.

REASON: To ensure that the design of the shopfront is not detrimental to the appearance of the building.

14. SCG1 – Restricted hours of use

The A1 use hereby permitted may only be carried out between the hours of 0800 to 2000 Mondays to Saturdays.

REASON: To ensure that the use operates in a satisfactory manner and does not unduly disturb adjoining occupiers or prejudice local amenity generally.

15. SCG1 – Restricted hours of use

The A3 use hereby permitted may only be carried out between the hours of 0630 to 17:30 Mondays to Fridays.

REASON: To ensure that the use operates in a satisfactory manner and does not unduly disturb adjoining occupiers or prejudice local amenity generally.

16. NSC2 – Internal Flue

Prior to the commencement of development, full details of the provision of an internal flue to serve the A3 use hereby approved, to terminate at roof level, shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the details thus approved.

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

17. NSC3 – No roof plant

No roof plant (including all external enclosures, machinery and other installations, except for photovoltaic and solar hot water heating panels) shall be placed upon or attached to the roof or other external surfaces of the building unless otherwise agreed in writing by the Local Planning Authority.

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.

18. Non standard condition

No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a

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written scheme for investigation which has been submitted by the applicant and approved by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Local Planning Authority.

REASON: Important archaeological remains may exist on the site. Accordingly the planning authority wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development, in accordance with the guidance and model condition set out in PPG16.

19. Non standard condition

No part of the development hereby approved shall be occupied until accommodation for car parking, turning and loading/unloading has been provided in accordance with the approved plans, and such accommodation shall be retained permanently for use by the occupiers and/or users of, and/or persons calling at, the premises only, and shall not be used for any other purposes. Parking shall only occur in the spaces shown on the plans hereby approved, and not on any other area of the site.

REASON: To ensure that the proposed development does not prejudice the free flow of traffic or public safety along the neighbouring highway(s) and to ensure the permanent retention of the accommodation for parking/loading and unloading purposes.

Recommendation B

1. Payment by the landowner/developer of a sustainable transport contribution of £3000 towards works to the public highway.
2. The signing of a Section 278 legal agreement under the Highways Act to pay the Council £27782.11 for required for the following works to the highway:-
 - Take up and dispose of wearing course on footway (Bitmac paving)
 - Take up existing footway base course and dispose (Concrete)
 - Take up and dispose of existing granite kerbs
 - Provide and lay new granite straight kerbs and transition kerbs
 - Provide and lay new base course on footway
 - Provide and lay new PCC paving in accordance with the Streetscene urban design guide
 - Reconstruct / Renew existing vehicular crossover, in accordance with the Streetscene urban design guide and as directed
 - Removal of crossover as directed
 - Relocate/Renew existing lighting column (1No.), as directed
 - Renew/install line markings

Unavoidable works required to be undertaken by Statutory Services will not be included in London Borough of Hackney estimate or payment.

3. Payment by the landowner/developer of a libraries contribution of £19205.37 with respect to anticipated child yield from the additional residential housing

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units being provided in accordance with the DFES cost of providing a school place.

4. Payment by the landowner/developer of an open space contribution of £7935.71 towards the supply and quality of open space in the immediate locale.
5. Commitment to the Council's local labour and construction initiatives (25% on site employment).
6. Payment by the landowner/developer of all the Council's legal and other relevant fees, disbursements and Value Added Tax in respect of the proposed negotiations and completion of the proposed Section 106 Agreement.
7. Achievement of a very good rating under BREEAM with best endeavours to achieve excellent.
8. 20% reduction in carbon emissions through the use of renewable energy sources and use of low energy technology.
9. Considerate Constructors Scheme – the applicant to carry out all works in keeping with the National Considerate Constructors Scheme.
10. A Green Travel Plan to include servicing of the sites, to be submitted to and agreed with the Council, to include the provision of a car share scheme.
11. Provision to allow the placement of street lighting on the proposed buildings where appropriate.
12. Best endeavours to provide a car club.
13. Best endeavours to be made for the streetlamps to be placed on the building.
14. Best endeavours to be made to provide rain water harvesting.
15. Best endeavours to be made to provide a green roof.
16. Parking shall only take place on the parking spaces shown on the approved drawings, and not on any other area of the site.

C) That in the event of the Section 106 agreement referred to in the Recommendation B not being completed by 30 March 2009, the Assistant Director of Regeneration and Planning be given the authority to refuse the application for the following reasons:

1. The proposed development, in the absence of a legal agreement for securing educational contributions, would be likely to contribute to pressure and demand on the Borough's education provision contrary to the provisions of Supplementary Planning Document: Planning Contributions (2006) and policy 3A.21 of the London Plan (2008).
2. The proposed development, in the absence of a legal agreement for securing open space contributions, would be likely to contribute to pressure and demand on the Borough's open space provision contrary to policies to the provisions of

Supplementary Planning Document: Planning Contributions (2006) and policy 3A.21 of the London Plan (2008).

3. The proposed development, in the absence of a legal agreement for securing a sustainable transport contribution and Green Travel Plan, would be likely to contribute to pressure and demand on the Borough's highway network provision contrary to policies to the provisions of Supplementary Planning Document: Planning Contributions (2006) and policy 3A.21 of the London Plan (2004).

D) That Conservation Area Consent be GRANTED, subject to the following conditions:

1. SCB2- Commencement

The development hereby permitted must be begun no later than the expiration of three years beginning with the date of this consent.

REASON: In order to comply with the provisions of Section 18 (a) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. NSC1 – Works of demolition

The demolition works hereby permitted shall not be carried out otherwise than as part of the completion of development for which planning permission reference 2008/0199 is 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: As empowered by Section 74(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and to maintain the character and appearance of the Kingsland and Regents Canal Conservation Areas.

REASONS FOR APPROVAL

1. The following policies contained in the Hackney Unitary Development Plan (1995) are relevant to the approved development/use and were considered by this Council in reaching the decision to grant planning permission: EQ1 – Development Requirements, E12 – Office Development, EQ48 – Designing out Crime, TR19 – Planning Standards.
2. The following policies in the London Plan (Consolidated with Alterations since 2004) are relevant to the approved development/use and were considered by this Council in reaching the decision to grant planning permission: 2A.1 – Sustainability Criteria, 3A.1 – Increasing London's Supply of Housing, 3A.2 – Borough Housing Targets, 3A.3 – Maximising the Potential of Sites, 3A.17 – Addressing the Needs of London's Diverse Population, 3B.2 - Office demand and supply, 3B.3 - Mixed use development, 3B.4 - Industrial Locations, 3C.1 – Integrating Transport and Development, 3C.2 – Matching Development to Transport Capacity, 3C.3 – Sustainable Transport in London, 3C.23 – Parking Strategy, 4A.1 – Tackling Climate Change, 4A.3 – Sustainable Design and Construction, 4A.7 – Renewable Energy, 4A.22 – Spatial Policies for Waste Management, 4B.1 – Design Principles for a Compact City, 4B.3 – Enhancing the Quality of the Public Realm, 4B.5 – Creating an Inclusive Environment,

4B.6 – Safety, Security and Fire Prevention and Protection, 4B.8 – Respect Local Context and Communities.

INFORMATIVES

The following Informatives should be added:

- SI.1 Building Control
- SI.2 Work Affecting Public Highway
- SI.3 Sanitary, Ventilation and Drainage Arrangements
- SI.6 Control of Pollution (Clean Air, Noise, etc.)
- SI.7 Hours of Building Works
- SI.24 Naming and Numbering
- SI.25 Disabled Person's Provisions
- SI.27 Fire Precautions Act 1971
- SI.28 Refuse Storage and Disposal Arrangements
- SI.33 Landscaping

Non Standard Informative: The development of this site is likely to damage archaeological remains. The applicant should therefore submit detailed proposals in the form of an archaeological project design. This design should be in accordance with the appropriate English Heritage guidelines.

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Water pipes. The developer should take account of this minimum pressure in the design of the proposed development.

14 **LAND WITHIN PLANNING DELIVERY ZONE 6 OF THE OLYMPIC PARK, BOUNDED BY THE LOOP ROAD, TO THE SOUTH AND EAST, OF THE WEST BY RIVER LEA, THE PROPOSED VELODROME TO THE NORTH AND A12 FURTHER TO THE WEST**

Observations to the Olympic Delivery Authority (ODA) regarding the planning application for the construction of temporary buildings for use for sports, leisure and entertainment purposes within class D2 (Basketball, Handball, Wheelchair Rugby and Wheelchair Basketball) during the Olympic and Paralympic Games; and associated back of house accommodation.

- 14.1 The Planning Officer introduced the report, as set out in the agenda.
- 14.2 The Planning Officer referred to the addendum and explained that the Olympic Delivery Authority (ODA) Decisions Team had included an additional condition, to be placed on any approval to ensure all temporary buildings on site are removed within a specific timeframe.
- 14.3 There being no questions from Members, the Chair moved to the vote.

Unanimously RESOLVED that:-

The London Borough of Hackney (LBH) supports the proposed temporary Basketball Arena.

BALT.1 – All development hereby permitted including all plant, temporary buildings, bridges, fencing and other construction equipment shall be removed from the site prior to 31 December 2013 unless otherwise agreed by the Local Planning Authority, and the site laid out in accordance with details to be submitted to and approved by the Local Planning Authority.

REASON: In the interests of amenity and to appropriately dovetail with condition LTD.2 of permission ref.07/90010/0UMODA.

INFORMATIVE

The LBH would like to emphasize the importance of the Legacy Phase of the Olympic Park development and the speed at which, after the Games Phase, the Legacy vision can be implemented. As the basketball Arena site has been demarcated as a development site, the timing of developing this land is crucial to ensure the Park remains active. Should the site not be developed within a short timeframe after the Games Phase, the LBH would like the building retained until the site is to be developed and provide uses and activities within this portion of the Olympic Park during this transitional period.

15 BUCCLEAUCH HOUSE, CLAPTON COMMON, LONDON, E5

Demolition of existing building and erection of a six storey building (plus basement) to provide 152 residential units (46 units to comprise extra care accommodation and 25 x 1 bed, 50 x 2 bed, 19 x 3 bed and 12 x 4 bed) with ancillary car parking and landscaping.

POST REVISION SUMMARY:

Ground floor stair adjustments to main entrance areas.

Room widths to number single bedrooms amended to accord with SPG1 standards.

Bridge to some maisonettes amended to provide access to side of living areas.

- 15.1 The Planning Officer informed the Sub-Committee that this application had been reported to Members at the meeting held on 4 February 2009, where Members did not vote in favour of the officer's recommendation, for the reasons listed within the report.
- 15.2 She explained that officer's had been given legal advice that this application was not determined and that it had to be brought back to Members for their determination with the same recommendation. However, in light of previous concerns raised, a number of additional points were listed within the report, for clarification.
- 15.3 Reference was made to the addendum which detailed additional comments from the Sustainability, Design and Conservation Manager; which dealt primarily with the external design and internal layout. In addition, Members were advised that two drawings had been submitted by the applicant to illustrate layouts as would be covered by SCM11a (5943-D3100B and D3199B), and that two additional drawings were attached to the addendum displaying corridor length and accessibility and internal layouts of typical units.
- 15.4 Mrs Meisels and Mr Hoddes spoke in objection to the scheme, their concerns are summarised as follows:-

- Mrs Meisels had also objected at the previous meeting.
- None of the neighbouring residents had received notification of the application coming to committee.
- There was an issue of constant crime surrounding in the area.
- The scheme was too dense and out of character with the surrounding area.
- Loss of green amenity space.
- The development should be no larger than 3/4 storeys in height.

15.5 Mary Power (Savills), John Moore (Formation Architects) and Robert Barton (Countryside, Applicant) spoke in support of the scheme, their comments are summarised as follows:-

- The existing building is currently derelict and located within a prominent, attractive area. There was a need to improve the area, and building works will not take place on the London Square.
- Referred to the 2007 planning appeal where the regeneration of the area was supported.
- Hand delivered letters to neighbouring residents.
- They had submitted further drawings of proposals for the internal layout of the building, at the request of the Planning Officer.
- Previously won design awards.
- There was a maximum of 9m from the front door to the lift/stairs, which met with the guidance.
- 1/3 of the units are dual aspect.

15.6 Discussion took place on the issue of density and reference was made to the Inspector's report from the previous appeal, as detailed within the addendum. It was explained that the number of units currently proposed was less than the previous application.

15.7 The Sustainability, Design and Conservation Manager referred to his comments in the addendum and explained that the Design Team's primary issue had been the external design of the property, affected by the internal layout. Numerous discussions had taken place between the applicants and Planning Officers to discuss the possibility of breaking down the façade of the building and also the issue of lack of dual aspect flats. He stated that the building had since been split into separate blocks and that the number of dual aspect flats had been increased. As a result, the Design Team were happier with the external design of the building, subject to approval of materials, which would be coming back to the Sub-Committee.

15.8 The Sustainability Design and Conservation Manager explained that their second issue was concerning the internal design of the development, which he felt could be improved. The main issues of concern surrounded the long internal corridors, in particular the circulation spaces, and single aspect flats. He added that many of these elements had been resolved in the Planning Officer's report, taking account of the wider current planning and policy context.

15.9 The Chair wished to clarify the parking issue and whether cars would be able to park in front of the building. The applicant stated that there would be parking for approximately 12 cars to the front of the property, which would also be used as an emergency vehicle access route and drop off point. It would form part of the 'Home

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Zone' and provide level access across the square. A bollard system operated by keys would be used.

15.10 Councillor Desmond stated again that he believed the scheme was 20% too dense and that it would have a severe impact on the Clapton Common.

15.11 Councillor Desmond proposed that the application be REFUSED, on the grounds of poor internal layout and the scheme being too dense. This was seconded by Councillor Buitekant. It was therefore:

RESOLVED that:-

Planning permission be REFUSED, for the following reasons:

1. The proposed development, by reason of its internal layout, would provide a poor standard of residential accommodation. Consequently it is contrary to Council Policy EQ1 and H03 of the Unitary Development Plan 1995 and SPG1: New Residential Standards.
2. The proposed development, by reason of the proposed density, would constitute overdevelopment. Consequently, it is contrary to Council Policy EQ1 and H03 and London Plan 2008 (consolidated with alterations since 2004) policies 3A.3, 4B.11 and 4B.12.

16 DELEGATED DECISIONS – OCTOBER 2008 - JANUARY 2009

RESOLVED:-

The report was NOTED.

Duration of the meeting: 18.30 – 20.45

Signed

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Chair of the Planning Sub-Committee

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