

LONDON BOROUGH OF HACKNEY	
PLANNING COMMITTEE 3 December 2008	ADDENDUM SHEET

ITEM No. 9 – 1 - 29 Lyme Grove House, Lyme Grove, Loddiges Road, London

Corrections

On page 204 of the agenda, the amount of cycle spaces should read 54, not 64.

The mix of units provided in paragraph 6.1.1 (page 208) should be 6 x 1-bed flats, 18 x 2-bed flats, 2 x 3-bed flats, 6 x 3-bed houses, 1 x 4-bed flat and 3 x 4-bed houses.

Additional Information

In terms of daylight and sunlight in section 6.3 of the report, the submitted assessment also assesses the impact of the development on Pilgrims Lodge (55 Lyme Grove) to the north. 'Vertical sky component' (VSC) tests were carried out for windows around the development site, including Pilgrims Lodge, which were then further assessed under average daylight factor (ADF) tests. These tests indicate that the internal light conditions at these windows will remain above recommended BRE targets. Parts of the front windows will be in shade in the winter, but the majority of the window will retain good sunlight.

As mentioned in paragraph 6.3.6 of the report, it is considered that the tower portion of the development is sufficient distance from surrounding properties, including being at least 14 metres from the narrow front elevation of Pilgrims Lodge, to avoid any overbearing impacts.

Additional Condition

Insert an additional condition (20) as follows:

8.1.20 Details of a rainwater harvesting system for the development 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 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.

Amended Heads of Agreement

The applicant has submitted, since making the application, that in the current market climate, they may need the flexibility to change tenures. They suggest providing a minimum of 12 units (33.3% of units) as social rented, with the flexibility to use the remaining units as either social rented or intermediate accommodation. This is considered

to be unacceptable as it is contrary to Central Government Policy regarding mixed, inclusive and balanced communities. However, it is acknowledged that there is difficulty within the current housing market, and the Council's Housing Officer is prepared to allow a reduction in intermediate units from 24 units (66.6% of units) to 9 units (25% of units).

Therefore, Clauses 8.2.1 and 8.2.2 shall now read as follows:

8.2.1 To secure the provision of 100% of units as affordable housing, with a split of 75%:25% socially rented/intermediate.

8.2.2 That the provision of 100% (36 units) affordable housing be secured by Islington & Shoreditch Housing Association providing 27 social rented units and 9 intermediate units.

The original estimate that was provided regarding the S278 highway works was incorrect. A revised estimate has been provided. Clause 8.2.6 shall read as follows:

8.2.6 The signing of a Section 278 legal agreement under the Highways Act to pay the Council £81,300 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.

To allow for the provision of more methods of energy reduction, namely increased insulation, Clause 8.2.11 shall now read as follows:

8.2.11 20% reduction in carbon emissions over the whole site through the use of renewable energy sources, increased insulation and use of low energy technology.

Additional Head of Agreement

Insert an additional clause as follows:

8.2.17 Parking shall only take place on the parking spaces shown on the approved drawings, and not on any other area of the site.