

ADDRESS: 102-108 Clifton Street, London N1 6AD	
WARD: Haggerston	REPORT AUTHOR: Steve Fraser-Lim
APPLICATION NUMBER: 2008/2333 (Full Planning Application) DRAWING NUMBER:	VALID DATE: 13 th March 2009
APPLICANT: Lawnpond Ltd 29 Corsham Street London N1 6DR	AGENT: Mr Scott Kyson 257E Mare Street London E8 3NS
PROPOSAL: Demolition of existing buildings and redevelopment of the site to provide a part two/ part five storey building comprising of 1078 sqm of B1 floor space and seven residential units with associated landscaping.	
POST SUBMISSION REVISIONS: Yes <ul style="list-style-type: none"> Changes to the detailed design of the front elevation 	
RECOMMENDATION SUMMARY: Grant conditional planning permission subject to a section 106 agreement	

ANALYSIS INFORMATION
ZONING DESIGNINATION: (Yes) (No)

CPZ	Yes	
Conservation Area	Yes (South Shoreditch)	
Listed Building (Statutory)		No
Listed Building (Local)		No
DEA	Yes	

LAND DETAILS:	USE	Use Class	Use Description	Floorspace sqm
Existing		B1c	light industry	511.5
Proposed		B1a	Offices	1078
		C3	Dwellings	7 units

RESIDENTIAL USE DETAILS:					
Existing: None					
		No of bedrooms per unit			
Proposed:		1	2	3	4+
Private	7 Flats	1	4	0	2

PARKING DETAILS:	Parking Spaces (General)	Parking Spaces (Disabled)	Bicycle storage
Existing	0	0	-
Proposed	0	0	6-20

CASE OFFICER'S REPORT

1. SITE CONTEXT

- 1.1 The site is located on the North West side of Clifton Street. The existing two storey building on the site has recently been demolished and the site is in a cleared state.
- 1.2 The site lies within the South Shoreditch Defined employment area and South Shoreditch Conservation Area. The surrounding built context varies from 3-7 stories in scale and includes development dating from the Victorian period as well as more recent infill development. The surrounding buildings are predominantly within use as offices, but with some retail, a public house, and residential use on upper floors.

2. CONSERVATION IMPLICATIONS

- 2.1 The site located within the South Shoreditch Conservation Area. The application has been advertised in accordance with the regulations governing applications in conservation areas.

3. HISTORY

- 3.1 The planning committee resolved to grant planning permission and conservation area consent subject to a S106 legal agreement in November 2006 for demolition of the existing buildings on the site and erection of 5 storey building to provide 742sqm B1 floorspace on the ground and first floors and 7 residential units (2x1 bed, 3x2bed and 2x4 bed flats) on second to fourth floors, together with the provision of 10cycle spaces, refuse stores and landscaping (ref: 2006/2354 and 2006/2355). It should be noted that the S106 agreement was never signed and the decision notices for the above applications have not been formally issued.

4. CONSULTATIONS

- 4.1 Date Statutory Consultation Period Started: 6th April 2009
- 4.2 Date Statutory Consultation Period Ended: 30th April 2009
- 4.3 Site Notice: Yes
- 4.4 Press Advert: Yes

4.5 Neighbours

- 4.5.1 Letters were sent to 177 neighbouring occupiers as part of the original round of consultation. 1 Objection was received raising concern that the application was for demolition of his property. The objector was advised that his property was sited approximately 100m from the site it was not proposed for demolition.

4.6 Local Groups

4.6.1 South Shoreditch CAAC

The group recorded an objection to this application on the basis that insufficient information had been provided or was unavailable on the LBH website. We also record that we made an information request from the officer on Friday 3 April in advance of our meeting and did not receive a reply. We request that this form part of the South Shoreditch Conservation Area Advisory Committee comments which are to be posted with the application and on the council website under comments from consultees.

4.6.2 Invest In Hackney

No comments received.

4.6.3 Hackney Society

No comments received.

4.7 Statutory Consultees

4.7.1 London Fire and Civil Defence Authority

No comments received

4.7.2 Metropolitan Police Authority (MPA)

No comments received

4.7.3 Primary Care Trust (NHS)

No representation received

4.7.4 Thames Water

Thames Water advises that it is the applicant's responsibility to make provision to drainage to ground, water courses, or a suitable sewer. Storm flows should be attenuated into the receiving public network through on or off site storage. Thames Water raises no objection to sewage infrastructure in connection with this application.

4.7.5 Cross Rail

No comments on the proposal.

4.7.6 Network Rail

No representation received

4.8 Council Departments

4.8.1 Conservation and Design:

The overall scale and mass of the scheme is similar to the previous scheme and is acceptable. The detailed design of the front elevations was generally acceptable but the rhythm of the grid elevation is lost on the ground and first floors. The scale of the glazed openings would be more characteristic of offices in Broadgate and the City rather than the more solid industrial aesthetic of the South Shoreditch area. The curve to the main entrance was also not considered to be convincing as it was not integrated to the grid elevation.

The front elevation has been revised to strengthen the grid at ground and first floor levels and this now relates to the scale and proportions of other buildings within the South Shoreditch area. The curved entrance feature has been modified and better integrated into the grid elevation.

4.8.2 Highways and Transportation:

The proposal does not raise any significant transport impacts. The proposed uses are not likely to generate significant vehicular trips due to the small number of residential units, and the size / nature of the B1 floorspace, non provision of car parking, parking restrictions and location within the Congestion Charge Zone. The residential units are required to be car free.

Clarification is sought on location of cycle parking for the residential units. A S278 agreement is required to cover costs of damage to the adjoining highway during construction and highway improvements required as a result of the development, including removal of the existing vehicular cross-over.

4.8.3 Pollution:

No objections but recommend three planning conditions to minimise dust during the construction of the development, details of sound insulation between commercial and residential units, and noise levels from any plant.

4.8.4 Waste Management:

The commercial waste storage is ok as it can be adjusted to suit needs. The residential storage provision proposes a 1100 litre euro bin which is acceptable but a further 360 litres is required as well for weekly collection.

5.1 **Hackney Unitary Development Plan (UDP) (1995)**

EQ1	-	Development Requirements
EQ40	-	Noise Control
EQ42	-	Air Pollution
EQ48	-	Designing Out Crime
H03	-	Other Sites for Housing
E12	-	Office Development
E14	-	Access and Facilities for People with Disabilities

5.2 **Supplementary Planning Guidance (SPG)**

SPG1	-	New Residential Development
SPG11	-	Access for People with Disabilities
SPD	-	Planning Contributions

5.3 London Plan (Consolidated with Alterations since 2004)

- 2A.1 - Sustainability Criteria
- 2A.2 - The spatial strategy for development
- 2A.3 - London's Sub-Regions
- 2A.4 - The Central Activities Zone
- 2A.5 - Opportunity Areas
- 2A.6 - Areas for Intensification
- 3A.3 - Maximising the Potential of Sites
- 3A.5 - Housing Choice
- 3A.6 - Quality of New Housing Provision
- 3B.1 - Developing London's Economy
- 3B.2 - Office demand and supply
- 3B.3 - Mixed use development
- 3C.1 - Integrating transport and development
- 3C.2 - Matching development to transport capacity
- 3C.3 - Sustainable Transport in London
- 3C.4 - Land for Transport
- 3C.9 - Increasing the capacity, quality and integration of public transport to meet London's needs
- 3C.11 - Phasing of Transport Infrastructure Provision and Improvements
- 3C.17 - Tackling congestion and reducing traffic
- 3C.18 - Allocation of street space
- 3C.19 - Local transport and public realm enhancements
- 3C.20 - Improving Conditions for Buses
- 3C.21 - Improving Conditions for Walking
- 3C.22 - Improving Conditions for Cycling
- 3C.23 - Parking strategy
- 3D.7 - Visitor Accommodation and Facilities
- 4A.1 - Tackling climate change
- 4A.2 - Mitigating climate change
- 4A.3 - Sustainable design and construction
- 4A.4 - Energy assessment
- 4A.5 - Provision of Heating and Cooling Networks
- 4A.6 - Decentralised Energy: Heating, Cooling and Power
- 4A.7 - Renewable Energy
- 4A.8 - Hydrogen Economy
- 4A.9 - Adaptation to Climate Change
- 4A.10 - Overheating
- 4A.14 - Sustainable Drainage
- 4A.19 - Improving air quality
- 4A.33 - Bringing contaminated land into beneficial use
- 4B.1 - Design principles for a compact city
- 4B.2 - Promoting World Class Architecture and Design
- 4B.3 - Enhancing the quality of the public realm
- 4B.5 - Creating an inclusive environment
- 4B.8 - Respect Local Context and Communities
- 5A.1 - Sub-Regional Implementation Frameworks

- 5C.1 - The Strategic Priorities for North East London
 - 5C.3 - Opportunity Areas in North East London
 - 5G.1 - The Indicative CAZ Boundary
 - 5G.2 - Strategic Priorities for the Central Activities Zone
 - 5G.3 - Central Activities: Offices
 - 5G.5 - Predominantly Local Activities in the Central Activities Zone
 - SPG - Industrial Capacity
 - SPG - Accessible London: achieving an inclusive environment
 - SPG - Land for Transport Functions
 - SPG - Sustainable Design and Construction
 - SPG - Planning for Equality and Diversity in London
 - BPG - Wheelchair Accessible Housing
- Mayor's Economic Development Strategy
Mayor's Transport Strategy
Sub-Regional Development Framework – East London

5.4 National Planning Policies

- PPS1 - Delivering Sustainable Development

5. COMMENT

- 5.1.2 The proposal is for the demolition of the existing buildings on site and erection of a 5 storey building with basement level to provide 1078sqm of office floorspace at basement, ground and first floor levels. A further 7 residential units are proposed on the upper floors. The office and residential units are to be accessed via a shared courtyard, which contains cycle parking and refuse storage facilities. A large atrium will provide daylight to ground and basement level office floorspace at the rear of the site.
- 5.1.4 It should be noted that the detailed design of the application proposals have been revised following negotiations with officers. The front elevation has been revised with ground floor glazed openings and curved entrance modified. This has increased the apparent solidity of the building so that it relates more closely to the solid industrial character of many of the other buildings within the South Shoreditch Conservation Area. In addition the originally proposed stone cladding to front elevation has been replaced with red brick.

Considerations

The main considerations relevant to this application are:

- 6.1 The principle of the proposed development
- 6.2 Urban design and conservation issues
- 6.3 Response to climate change
- 6.4 Impact on residential amenity of adjacent residents
- 6.5 Traffic and transport considerations
- 6.6 Planning Contributions
- 6.7 Response to objections

Each of these considerations is discussed in turn below.

6.1 The principle of the proposed development

Business (B1) floorspace provision

- 6.1.1 The site is within the South Shoreditch Defined Employment Area (DEA) where there is a presumption against loss of business and employment. However the proposals are similar in many respects to the previous mixed use scheme which the committee resolved to grant planning permission (see history section). The previous scheme proposed 742sqm of office floorspace at ground and first floor. The current proposals now include a basement level which increases the amount of proposed office floorspace to 1078sqm. This additional business floorspace would be welcome within the DEA and would help to support the South Shoreditch local economy, in accordance with UDP and London Plan policies.

Residential mix, layout and affordable housing provision

- 6.1.2 The proposal provides 7 residential units. 28% of this provision would be large (four or more bedroom family sized units in response to the objectives within the London Plan to provide housing choice. Whilst this falls short of the London Plans expected forty per cent target for large family sized units, this policy is London wide and supports local level consideration of the required need. The Council's Housing Needs Survey demonstrates a high demand for family sized units. However the site is located in a dense inner urban location, where provision of family sized units is more challenging to achieve. Given this context it is considered that the scheme does make an acceptable contribution of family sized units.
- 6.1.3 With regard to the internal design of the proposed development, the residential component is acceptable, as all room sizes conform to, or exceed, the Council's minimum room size standards in SPG1: New Residential Development.

6.2 Urban Design and Conservation Issues

- 6.2.1 The proposed building height is five storeys which relates well with the scale of development within the surrounding area. In addition the bulk and scale of the proposed scheme is the same as the scheme which the committee has resolved to grant planning permission. The front elevation of the scheme differs from the previously approved scheme and now proposes an ordered brickwork grid, punctuated by glazed openings. This design approach replicates the solid and void proportions of other industrial buildings in the surrounding area but in a simple, contemporary manner. The detailed design of this front elevation has been revised to increase the solidity of the front elevation at ground and first floor levels to relate more closely with the character of the conservation area.
- 6.2.2 The choice of materials has also been revised with red brick substituting the originally proposed stone cladding. Whilst red brick is a more economical material than stone it would be appropriate within the context of the surrounding conservation area.

6.2 Response to climate change

- 6.3.1 The London Plan was amended in February 2008 and requires development to achieve a reduction in carbon dioxide emissions of twenty per cent from on site renewable energy generation (policy 4A.7). This would support policy 4A.2 which seeks to achieve an overall long term reduction in carbon dioxide emissions (15% by 2010).
- 6.3.2 In accordance with London Plan requirements to assess the anticipated energy generation of the site, the application has been the subject of an energy assessment to determine the estimated energy consumption and associated CO2 emissions of the proposed office and residential elements of the development. The scheme has been designed so that the thermal efficiency ('U' values) of the scheme will be on average a 25% improvement over Part L of the 2006 Building Regulations requirements.
- 6.3.3 The energy assessment identifies photovoltaic panels as being the most appropriate form of renewable energy generation for the site and proposes that 80sqm of panels are installed for the residential units and 120sqm of panels are installed to meet the needs of the office floorspace. It is considered that this would be a reasonable contribution towards meeting energy demand from the development from renewable sources. It would also be a planning benefit which was not included within the previously considered scheme. However the exact proportion of this contribution in terms of a % reduction in CO2 emissions needs to be clarified by the applicant.
- 6.3.4 The S106 agreement will require that the proposed offices meet BREEAM 'very good' standards and the dwellings achieve code for sustainable homes level 4. This will provide a further level of accreditation and ensure that the proposals perform as anticipated by the information submitted with the application.
- 6.3.5 Refuse provision
- 6.3.6 The proposed development has provision for waste collection at ground floor level within the shared courtyard. Separate provision for the residential and commercial elements is proposed. The refuse collection teams are satisfied that adequate provision has been made.

6.4 Potential impact on the amenity of adjacent occupiers

- 6.4.1 The proposed footprint of the development at second to fifth floors is larger than the scheme which was previously considered by the committee. The upper floors would now be closer to the adjoining office buildings to north and south. However this increased proximity would be not result in any undue sense of enclosure, when considered in relation to the dense inner urban context of the site where such close building relationships are common.
- 6.4.3 In addition as the adjoining buildings are within office use BRE guidance advises that the impacts of the proposals on loss of daylight and sunlight to these buildings need not be assessed. As such the proposals are not considered to result in any

significant loss of amenity to adjoining occupiers in accordance with UDP and London Plan policies.

6.6 Traffic and transport considerations

6.6.1 The site is located within the Congestion Charging Zone and is well located in relation to public transport. The site is also located within a CPZ (Controlled Parking Zone). These factors will discourage trips to and from the site by private vehicle. No vehicle parking spaces are proposed and a head of term within a S106 legal agreement is required to ensure that the residential units are designated as 'car free' and are ineligible from applying for residents parking permits.

6.6.2 6 cycle parking spaces are proposed which is sufficient to meet the needs of the office element of the scheme. No parking provision is proposed for the residential units and the applicants have been advised that this issue needs to be clarified. One cycle parking place per residential unit is required in order to comply with London Plan policy.

6.7 Planning Contributions

6.8.1 The proposal meets the trigger to provide contributions under the Planning Contributions Supplementary Planning Document (PCSPD). Therefore the following matters are being sought as part of the Section 106 legal agreement to offset the impact of the development. The heads of terms would ensure the proposals compliance with the PCSPD.

1. The owner shall be required to enter into agreement under Section 278 of the Highways Act to pay the Council to reinstate and improve the footway adjacent to the boundary of the site, and include if required, any access to the Highway, measures for street furniture relocation, carriageway markings, access and visibility safety requirements. Unavoidable works required to be undertaken by Statutory Services will not be included in the LBH Estimate or payment. The s278 Highway works are estimated at £18,281.16.
2. To ensure that prior to occupying any of the residential units (which for the avoidance of doubt includes the Car Capped Units) within the Development each new resident of such unit is informed by the Owner of the Council's policy that they shall not be entitled (unless they are the holder of a Disabled Persons Badge issued pursuant to Section 21 of the Chronically Sick and Disabled Persons Act 1970) to be granted a Residents Parking Permit and will not be able to buy a contract to park within any car park owned or controlled by the Council.
3. The proposed development would require a contribution of £1,094 for Library Facilities.
4. The employment floorspace, to be built to BREEAM standards and achieve a 'very good' rating. The Residential units shall achieve Code for Sustainable Homes level 4.
5. A contribution of £324.31 towards open space within close proximity to the site and for its maintenance and upkeep. This will be calculated under the formula in Appendix 1 (pages 68-70) of the SPD.
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. Education contributions of £32,467.86 are required to meet the additional pressure on Hackney schools as a result of the children generated by the development.

7. CONCLUSION

- 7.1 In conclusion the proposed mixed business and residential development would be largely similar to a scheme which the planning committee previously resolved to grant planning permission. It would however provide additional business floorspace which would help to support the South Shoreditch local economy. The proposals design approach responds to the surrounding context and would replicate solid industrial aesthetic of many buildings in the surrounding area in a simple contemporary manner.
- 7.2 The proposals would not result in any loss of daylight, sunlight, or undue sense of enclosure that would be greater than could be expected in such a dense inner urban location.
- 7.3 Subject to the following heads of terms within the S106 legal agreement and planning conditions the proposals would not result in any unacceptable transport impacts and would demonstrate an adequate response to climate change. The proposal therefore complies with relevant policies in the Hackney UDP (1995) and the London Plan (2004), and the granting of permission is therefore recommended subject to the completion of a section 106 agreement.

8. RECOMMENDATIONS

Recommendation A

- 8.1 **That planning permission be GRANTED, subject to the following conditions:**

- 8.1.1 **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, unless otherwise agreed in writing by the local planning authority.

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

- 8.1.2 **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.

- 8.1.3 **SCM6 – Materials to be approved**

No development shall take place until full details, with samples, of the materials to be used in the construction of external surfaces of the development hereby

permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

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.

8.1.4 SCM7 – Full details

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.

- a) Doors and windows
- b) Controlled entry system
- c) Balconies and screening
- d) Security lighting

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.

8.1.5 SCM9 - No extraneous pipework

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

8.1.6 SCH10 – Secure bicycle parking

Provision of secure cycle space shall be made available within the building for the secure parking of 14 cycles for the residential and office elements of the scheme, as shown on the plans hereby approved, before the first occupation of the development. The secure parking as approved shall be permanently retained on the site.

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.

8.1.7 NSC1 – Hard / soft landscaping and biodiversity measures

A hard and soft landscape scheme illustrated on detailed drawings shall be submitted to and approved by the Local Planning Authority, in writing, before any work commences on site. Plans shall show species, type of stock, numbers of trees and shrubs to be included and showing areas to be grass seeded or turfed, benches, lighting and topographical ground levels. 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 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.

8.1.8 NSC2 – Drainage Strategy

Development shall not commence until a drainage strategy incorporating sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, have been submitted to and approved by the local planning authority, in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

REASON: The development may lead to sewerage flooding; to ensure that sufficient capacity is made available to cope with the new development and in order to avoid adverse environmental impact upon the community.

8.1.9 NSC3 – Details of plant area

Full details of all the roof plant enclosures (plans, sections, front and rear elevations, etc.) shall be submitted to and approved in writing by the Local Planning Authority before any building works commence. The development shall be carried out in accordance with the approved details.

REASON: In order to safeguard the appearance of the property.

8.1.10 NSC4 – Noise emission from plant area

- (i) The rating level of the noise emitted from fixed plant and from the premises on the site shall be 5dB below the existing background level at any time. The noise levels shall be determined at the façade of any noise sensitive property. The measurements and assessments shall be made by a suitably qualified acoustic consultant according to BS4142:1997.
- (ii) Development shall not commence until details of the 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 scheme approved pursuant to paragraph (ii) of this condition has been implemented in its entirety. Thereafter, the scheme shall be maintained in perpetuity.

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

8.1.11 NSC5 – Sound insulation where commercial adjoins residential

Full written details, including relevant drawings and specifications, of the proposed works of sound insulation against airborne noise to meet dB of not less than 55 between the first and second floor, where residential parties non domestic use, shall be submitted to and approved in writing by the local planning authority. The office development hereby permitted shall not commence until the sound insulation works have been implemented in accordance with the approved details.

REASON: In order to minimise the transmission of noise and vibration between and

within units in the interests of providing satisfactory accommodation.

8.1.12 NSC6 – Dust minimisation scheme

No development shall commence on site until a scheme to minimise the threat of dust pollution during site clearance and construction works (including any works of demolition to existing buildings or breaking out and crushing of concrete) have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall include a watering regime in the event of dry weather and dust screens as appropriate, and shall be implemented in its entirety once development has commenced.

Reason: In order to ensure that the local planning authority may be satisfied that the demolition process is carried out in a manner that will minimise possible dust pollution to neighbouring properties.

8.2 Recommendation B

8.2.1 The above recommendation be subject to the applicant, the landowners and their mortgagees enter into a deed of planning obligation by means of a Section 106 Agreement of the Town and Country Planning Act 1990 (as amended) 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. The owner shall be required to enter into agreement under Section 278 of the Highways Act to pay the Council to reinstate and improve the footway adjacent to the boundary of the site, and include if required, any access to the Highway, measures for street furniture relocation, carriageway markings, access and visibility safety requirements. Unavoidable works required to be undertaken by Statutory Services will not be included in the LBH Estimate or payment. The s278 Highway works are estimated at £18,281.16.
2. To ensure that prior to occupying any of the residential units (which for the avoidance of doubt includes the Car Capped Units) within the Development each new resident of such unit is informed by the Owner of the Council's policy that they shall not be entitled (unless they are the holder of a Disabled Persons Badge issued pursuant to Section 21 of the Chronically Sick and Disabled Persons Act 1970) to be granted a Residents Parking Permit and will not be able to buy a contract to park within any car park owned or controlled by the Council.
3. The proposed development would require a contribution of £1,094 for Library Facilities.
4. The employment floorspace, to be built to BREEAM standards and achieve a very good rating. The Residential units shall achieve Code for Sustainable Homes level 4.
5. A contribution of £324.31 towards open space within close proximity to the site and for its maintenance and upkeep. This will be calculated under the formula in Appendix 1 (pages 68-70) of the SPD.
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. Education contributions of £32,467.86 are required to meet the additional

pressure on Hackney schools as a result of the children generated by the development.

9. 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:

H03 Other Sites for Housing, E12 Office Development, E14 Access and Facilities for People with Disabilities, E15 Training, E18 Planning Standards, TR19 Parking standards, ACE7 Hotel Development, ACE8 Planning Standards, SPG1 New Residential Development, SPG6 Hotels, SPG11 Access for People with Disabilities, SPD Planning Contributions.

The following policies contained 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, 2A.2 The spatial strategy for development, 2A.3 London's Sub-Regions, 2A.4 The Central Activities Zone, 2A.5 Opportunity Areas, 2A.6 Areas for Intensification, 3A.3 Maximising the Potential of Sites, 3A.5 Housing Choice, 3A.6 Quality of New Housing Provision, 3B.1 Developing London's Economy, 3B.2 Office demand and supply, 3B.3 Mixed use development, 3C.1 Integrating transport and development, 3C.2 Matching development to transport capacity, 3C.3 Sustainable Transport in London, 3C.4 Land for Transport, 3C.9 Increasing the capacity, quality and integration of public transport to meet London's needs, 3C.11 Phasing of Transport Infrastructure Provision and Improvements, 3C.17 Tackling congestion and reducing traffic, 3C.18 Allocation of street space, 3C.19, 3C.20 Improving Conditions for Buses, 3C.21 Improving Conditions for Walking, 3C.22 Improving Conditions for Cycling, 3C.23 Parking strategy, 4A.1 Tackling climate change, 4A.2 Mitigating climate change, 4A.3 Sustainable design and construction, 4A.4 Energy assessment, 4A.5 Provision of Heating and Cooling Networks, 4A.6 Decentralised Energy: Heating, Cooling and Power, 4A.7 Renewable Energy, 4A.8 Hydrogen Economy, 4A.9 Adaptation to Climate Change, 4A.10 Overheating, 4A.19 Improving air quality, 4B.1 Design principles for a compact city, 4B.2 Promoting World Class Architecture and Design, 4B.3 Enhancing the quality of the public realm, 4B.5 Creating an inclusive environment, 4B.8 Respect Local Context and Communities, 5A.1 Sub-Regional Implementation Frameworks, 5C.1 The Strategic Priorities for North East London, 5C.3 Opportunity Areas in North East London, 5G.1 The Indicative CAZ Boundary, 5G.2 Strategic Priorities for the Central Activities Zone, 5G.3 Central Activities: Offices, 5G.5 Predominantly Local Activities in the Central Activities Zone, SPG Industrial Capacity, SPG Accessible London: achieving an inclusive environment, SPG Land for Transport Functions, SPG Sustainable Design and Construction, SPG Planning for Equality and Diversity in London, BPG Wheelchair Accessible Housing, Mayor's Economic Development Strategy, Mayor's Transport Strategy, Sub-Regional Development Framework – East London.

10. 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
- SI.28 Refuse Storage and Disposal Arrangements
- SI.32 Consultation with Thames Water
- SI.34 Landscaping
- SI.45 The Construction (Design & Management) Regulations 1994
- SI.48 Soundproofing
- SI.50 S106 Agreement



Signed..... Date: 1 June 2009

**Steve Douglas
INTERIM CORPORATE DIRECTOR, NEIGHBOURHOODS &
REGENERATION**

NO.	BACKGROUND PAPERS	NAME/DESIGNATION AND TELEPHONE EXTENSION OF ORIGINAL COPY	LOCATION	CONTACT OFFICER
1.	Hackney UDP (1995) and the London Plan (Consolidated with alterations since 2004)		263 Mare Street, London	E8 3HT