

LONDON BOROUGH OF HACKNEY

PLANNING SUB-COMMITTEE
03 June 2020

ADDENDUM SHEET

ITEM 5: 87-95 Hertford Road (Boris Bags)

The final paragraph of section 4.5.2 should be amended to read:

One additional objection has been received in response to the latest reconsultation from 2019. It is made on the following grounds:

- Impact of proposal on conservation area, townscape, listed buildings of De Beauvoir Square;
- Lack of detail in the drawings, lack of townscape CGIs;
- The scheme has changed so much that the documents originally submitted, such as the Heritage Statement have become out of date.

Another correspondent has commented that no additional overlooking should be allowed towards the properties of Hertford Road and that the applicant should pay for Buddleia damage to a party wall.

Officer's Response to additional objection and comment:

The impact of the proposal in respect of local character, conservation and amenity has been considered in the committee report. The submitted documents are considered to be sufficient (and sufficiently detailed) to allow consideration of the merits of the scheme and of the necessity for conditions requiring further details to be submitted at the next stage. Overlooking is considered in the main body of the report. Damage to a party wall is a civil matter, though it is noted that the purpose of this application is to bring into repair the heritage buildings of the site.

Section 6.4.7 should be amended to read:

6.4.7 The current buildings on the site are architecturally interesting but in poor condition. The application retains the front two Locally Listed Buildings and demolishes the three warehouses to the rear. A substation to the front of the Mission Hall building would also be demolished. The three warehouse buildings to be demolished are currently in a poor condition and are considered to be of low significance, as outlined within the Heritage Statement. It is acknowledged that the saw tooth roof of the main building is architecturally interesting; however it is not a particularly early example, nor is it demonstrative of particularly innovative design. The principle of the demolition, which will allow the front two locally significant buildings to be conserved, is considered acceptable.

ITEM 6: Land at Leaside Road

Para 8.1.30 should be amended to read:

8.1.30 Installation of plant, ~~and~~ machinery and telecommunications equipment

No plant or machinery or telecommunications equipment shall be installed on the external surfaces of the building without the submission to and agreement by the local planning authority.

REASON: In order to safeguard the appearance of building and the amenity of future and surrounding occupiers.

Signed.....

Date.....

ALED RICHARDS
Director, Public Realm