

ADDRESS: Finn House (Western Block), Bevenden Street, London N1 6BL	
WARD: Hoxton West	REPORT AUTHOR: Louise Prew
APPLICATION NUMBER: 2018/4414	VALID DATE: 05/02/2019
<p>DRAWING NUMBERS: 16.162/01 Rev G, 02 Rev G, 03 Rev G, 04 Rev G, 05 Rev G, 06 Rev G, 07 Rev G, 11 Rev G, 12 Rev G, 13 Rev G, 14 Rev G, 15 Rev G, 16 Rev G, 17 Rev G, 18 Rev H, 0200A, Planning Statement prepared by Phase 2 Planning and Development LTD dated November 2018, Townscape and Visual Impact Assessment prepared by Robin Lines Landscape Ref 18.090, Heritage Statement prepared by Janice Gooch dated 17th August 2018, Transport Statement prepared by Ardent dated November 2018, Air Quality Assessment prepared by MLM Group, Energy and Sustainability Report prepared by MES Building Solutions dated 21st November 2018, Arboricultural Report prepared by Andrew Day Arboricultural Consultancy Rev 1 dated 28th June 2019, Tree Protection Plan Rev 1, Daylight and Sunlight Study Dated October 2018, Design and Access Statement prepared by BDA Architecture, Addendum to Planning Statement V2 prepared by Phase 2 dated June 2020, Letter from Pier Management Limited to Jamie Milne dated 16 October 2019 ref. DH/FINNHSE01-33</p>	
APPLICANT: Long Term Reversions (Torquay) Limited	AGENT: Phase 2 Planning & Development Ltd 50 Avenue West Skyline 120 Great Notley Braintree CM77 7AA
PROPOSAL: Erection of roof extension at main roof level for the provision of 8 residential flats (Class C3) with associated refuse/recycling and cycle parking at ground floor level.	
POST SUBMISSION REVISIONS: The number of family units has been increased and the layout of accommodation revised. This has been facilitated by a reduction in the number of units proposed by 1. Alterations have also been made to relocate the refuse	

and recycling to the rear of the site. Two units were reduced by one bed space each. More detail was sought on townscape impacts, landscaping, stacking and refuse storage

RECOMMENDATION SUMMARY:

GRANT planning permission subject to conditions and legal agreement

NOTE TO MEMBERS

The application was originally presented to members at the 4 September 2019 planning sub-committee meeting due to the level of public interest in the application.

Committee members resolved to defer the application and asked for additional information to be provided at a future Planning Sub-Committee meeting.

This is a summary report that addresses the points that members asked to address.

The original report is attached and is to be read together as one assessment.

ANALYSIS INFORMATION

ZONING DESIGNATION: (Yes) (No)

CPZ	Yes	
Conservation Area		No
Listed Building (Statutory)		No
Listed Building (Local)		No
Priority Employment Area		No

PARKING DETAILS:	Parking Spaces (General)	Parking Spaces (Disabled)	Bicycle storage
Existing	16	0	0
Proposed	16	0	20

LAND USE DETAILS:	Use Class	Use Description	Floorspace Sqm
Existing	C3	Residential	2,990 (GIA)
Proposed	C3	Residential	3,588 (GIA)

CASE OFFICER'S REPORT

1. BACKGROUND

1.1 At the Planning Sub-Committee on 04 September 2019, Members considered the current planning application (2018/4414) for “Erection of roof extension at main roof level for the provision of 8 residential flats (Class C3) with associated refuse/recycling and cycle parking at ground floor level”.

1.2 Committee members agreed to a deferral and asked for additional information to be provided at a future Planning Sub-Committee meeting for further examination including:

- further details on the materials to be used
- the Construction Management Plan
- further details on the elevations of the development and more detailed architectural plans
- further details on how waste will be collected and stored on site
- the justification for not installing a lift as part of the plans
- further details on the issue of ‘bathroom stacking’

1.3 This report seeks to provide clarification on the points above.

1.4 This report will also address implications of LP33, the council’s new local plan, which is due to be adopted in July.

1.5 The report which went to committee in September 2019 is attached as an appendix.

2. ADDITIONAL CONSULTEE COMMENTS

2.1 Transport

The impact on existing residents will be managed through the construction logistics plan process.

2.2 Building Control

Building Control can confirm that the sound requirements for the existing floors and walls will need to be upgraded under the Building Regulations 2010, in accordance with Approved Document Part E that the floors achieve airborne sound of 45 decibels and impact sound of 64 decibels. This includes ceilings which will now be turned into floors.

2.3 Waste

The waste plan is now viable with caretakers moving the bins from the rear bin store to the front of Finn House in Bevenden Street on collection day. As long as the management company employees can do this every week I'm able to approve this application.

2.4 One additional objection has been received since this report was presented to the planning sub-committee in September 2019. The grounds of the objection which were not originally addressed are:

- The development does not seek to improve existing units in terms of energy performance
- Underprovision of sustainability features

2.5 Officer’s response: Improving the performance of existing units is outside the scope of this application. The development is limited in the sustainability features it can provide due to the nature of the scheme. However, PV panels are being used and a green roof on the cycle store will be required.

3. POLICIES

Core Strategy (2010)

- 3 – City Fringe and South Shoreditch
- 19 – Housing Growth
- 22 – Housing Density
- 24 – Design
- 25 – Historic Environment
- 27 – Biodiversity
- 29 – Resource Efficiency and Reducing Carbon Dioxide Emissions
- 33 – Promoting Sustainable Transport

Development Management Local Plan (2015)

- DM1 – High Quality Design
- DM2 – Development and Amenity
- DM4 – Communities Infrastructure Levy and Planning Contributions
- DM19 – General Approach to New Residential Development
- DM22 – Homes of Different Sizes
- DM28 – Managing Heritage Assets
- DM31 – Open Space and Living Roofs
- DM37 – Sustainability Standards for Residential Development
- DM42 – Pollution, Water and Air Quality
- DM44 – Movement Hierarchy
- DM45 – Development and Transport
- DM46 – Walking and Cycling
- DM47 – Parking, Car Free and Car Capped Development

LP33

- PP1 Public Realm
- LP1 Design Quality and Local Character
- LP2 Development and amenity
- LP12 Housing supply
- LP13 Affordable housing
- LP14 Dwelling mix
- LP17 Housing design
- LP42 Walking and cycling
- LP43 Transport and development
- LP44 Public transport and infrastructure
- LP45 Parking and car free development
- LP46 Protection and enhancement of green infrastructure
- LP47 Biodiversity and sites of importance of Nature Conservation
- LP51 Tree management and landscaping
- LP53 Water and flooding
- LP54 Overheating

LP55 Mitigating climate change

LP57 Waste

LP58 Improving the Environment - Pollution

London Plan (2016)

2.13 – Opportunity Areas and intensification areas

3.3 – Housing Supply

3.4 – Optimising Housing Potential

3.5 – Quality and Design of Housing Developments

3.8 – Housing Choice

5.1 – Climate Change Mitigation

5.2 – Minimising Carbon Dioxide Emissions

5.3 – Sustainable Design and Construction

5.11 – Green roofs and development site environs

5.13 – Sustainable Drainage

6.1 – Strategic Approach

6.3 – Assessing Effects of Development on Transport Capacity

6.9 – Cycling

6.13 – Parking

7.1 – Building London's Neighbourhoods and Communities

7.2 – An Inclusive Environment

7.4 – Local Character

7.6 – Architecture

7.8 – Heritage Assets and Archaeology

7.19 – Biodiversity and Access to Nature

8.2 – Planning Obligations

8.3 – Community Infrastructure Levy

SPD/SPG/Other

Hackney Sustainable Design and Construction SPD (2016)

Housing (SPG)

City Fringe Opportunity Area Planning Framework

MCIL2 Charging Schedule (2019)

National Planning Policies

National Planning Policy Framework (2019)

Planning Policy Guidance

Emerging planning policy

The GLA is producing a new London Plan, which was subject to Examination in Public between January 2019 and May 2019. The Inspectors' Panel report was published on 08 October 2019. This contained a series of recommendations on amendments to the Plan, some of which the Mayor chose to accept and some which he chose to reject. The reasons for his rejections accompany the London Plan "Intend to Publish" version was sent to the Secretary of State (SoS) on the 9th December 2019. Subsequently, on the 13th March the SoS raised significant concerns with Intend to Publish London Plan. The Mayor of London responded to the SoS on 24th April to commence discussions regarding the SoS's directions. The adoption of the new Plan is not imminent.

The Hackney Local Plan 2033 was submitted to the Planning Inspectorate on 23 January 2019 for Examination in Public. Following the examination hearings in June 2019, consultation on the main modifications was carried out from 25 September 2019 to 6 November. All representations received were sent to the Inspector in November 2019 for consideration in concluding on the soundness of Plan subject to some modifications. The Inspector's final report on the new borough-wide Local Plan (LP33) was received on 10 June 2020, and adoption of LP33 is scheduled for 22 July 2020.

The NPPF sets out that decision takers may also give weight to relevant policies in emerging plans according to their stage in preparation, the extent of unresolved objections and degree of consistency with the NPPF. Both emerging plans are material planning considerations and carry weight in decision making at this stage. Now that the Inspector's final report on Hackney's Local plan has been received, all policies in LP33 carry significant weight in decision making in accordance with the modifications recommended by the Inspector

Having regard to the above, emerging policy within these plans is discussed in the body of this report. Full regard has been had to the emerging LP33 policies set out above.

4. ASSESSMENT

4.1 The following assessment will deal with each of the above mentioned issues in turn. It will also address implications of the new Local Plan such as affordable housing.

Materiality

4.2 This report discusses the proposed materials for the building to show that the new development can appropriately match the existing building. Therefore officers requested details of materials upfront to demonstrate how this could be achieved. The agent has provided two brick panels, which were built on site, to demonstrate the proposed materials, bonding and pointing. The darker brick to match the main part of the building is shown in the image below (the brick panel is shown in the forefront of the photo in front of the existing building to the rear).



4.3 The proposed brick is “Rustic Antique London Brick” by Forterra, which incorporates the textured pattern of the existing bricks. As can be seen in this photo, the brick is an acceptable match to the existing building, The bonding pattern, which appears to be a modified flemish bond, will be replicated on the new development. The bricks have undergone a weathering process using a Masonry Weathering Tint to ensure the closest match possible and this is guaranteed for the lifetime of the brick.

4.4 The pointing of the existing building is currently varied with some areas of mortar darker than others. Some concern remains regarding the mortar match as it appears slightly too dark in places. In order to achieve the best match to the building, the applicant is sending a sample of the existing mortar to a laboratory for a pigment and material analysis so a matching mortar can be made. This will be secured by condition.

4.5 Officers are therefore satisfied that the proposed extension will successfully match the existing building in terms of brick type, bond and mortar. The design would therefore be faithful to the existing building and would be of an appropriate quality.

Construction Logistics Plan

4.6 A pre commencement condition will be attached to the planning permission requiring details of a construction logistics plan. Details to satisfy this condition will be reviewed by the council's transport and environmental protection teams. This will include an assessment of dust and other nuisance issues which will need to be controlled during construction.

Elevations and more detailed architectural plans

4.7 The agent has provided further plans and CGIs to illustrate how the development will look from the street and in the context of the surrounding buildings. This is shown in plans 06 Rev G, 16 rev G and 17 Rev G. Floor plans and elevations have also been provided for all existing and proposed floors (01 Rev G and o2 Rev G).

4.8 Given the varied context, which includes buildings up to 6 and 7 storeys, the proposed additional storey is not considered harmful in terms of local townscape. Although the building would be taller than some recent developments on the north side of the road, the subject building has different characteristics including a setback from the street edge. The proposed single storey extension is the maximum that could be supported on this building.

4.9 Floor plans at 1:100 were provided showing the individual floor areas of each unit. Following review, it was found that two of the two-bedroom units were below the required floor area by 1.5 square metres each. These have been modified so that all units now meet the Nationally Described Space Standards.

Waste collection and landscaping

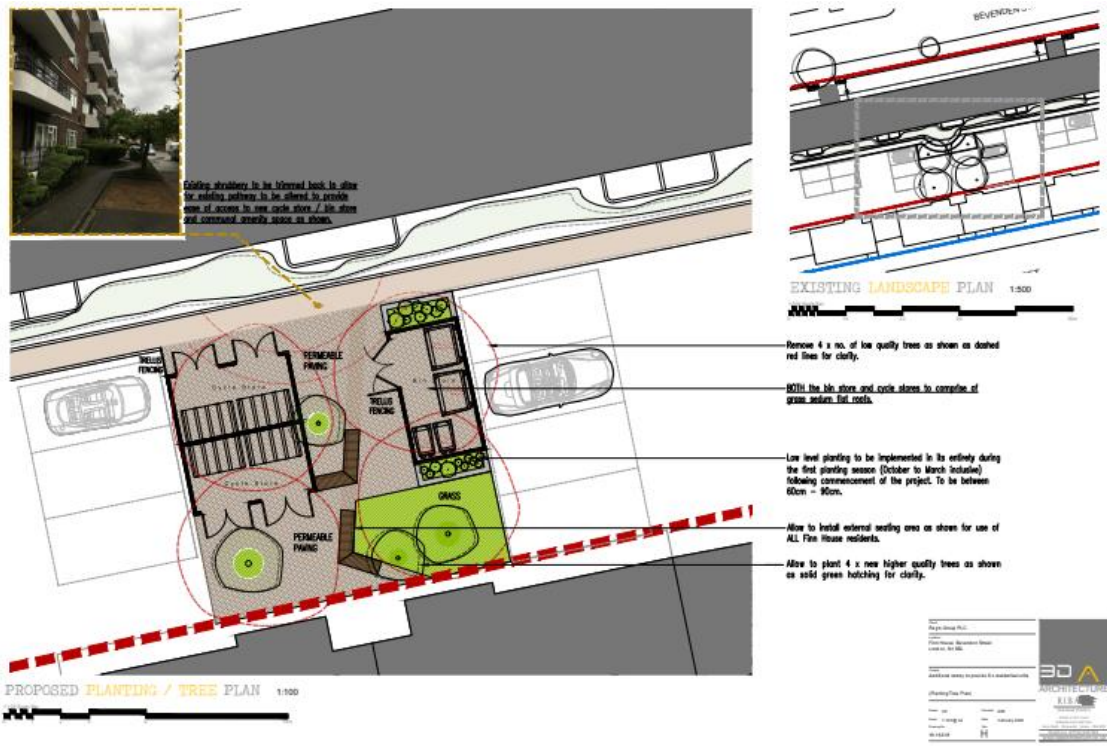
4.10 The development proposes new bin and cycle stores to the rear of the building. Section 5 of the Planning Addendum and the letter from Pier Management Ltd to Jamie Milne set out the management strategy for bin collection. It confirms that the bins will be moved by staff to the road on the day of collection and replaced in the bin store the same day. This will be required by condition to ensure compliance.

4.11 The new bin store will require existing trees to be removed. The council's landscape officer has assessed these trees and while he concluded they offer some limited amenity value, overall they are in poor condition and not worthy of protection with a tree preservation order (see photo below).



4.12 The applicant has submitted a draft landscaping plan (see image below) to demonstrate how this area could be enhanced to provide a higher quality landscaped area. The proposed landscaping plan will be secured by condition and will ensure the existing trees are replaced with

high quality plants and seating to provide a small amenity space for residents. A green roof, trellis and shrubbery will soften the area and help screen the bin and waste store from view of the ground floor units. Conditions securing details of the design of the refuse and cycle stores will be included to help minimise their impact.



4.13 A condition to secure a green roof for the cycle store will help contribute to the sustainability and biodiversity values of the site.

Lift Viability

4.14 Members requested more information on whether or not a lift could be provided for the new units. Therefore the possibility of providing a lift for the building in one of three locations, to the front adjacent to the refuse chutes, to the side, and to the rear, were considered.

4.15 A lift to the front of the building would need to sit adjacent to the refuse chutes and stair core to provide the best access to upper floors. It is considered that a lift on the front of the building would be an incongruous feature which would detract from the interesting style of the main building. It would also need to be located adjacent to a bin store which would hinder accessibility and waste collection and affect access to the existing stair core.

4.16 The side of the building was another possible location, although only the eastern side was a potential option given the building located on the boundary to the west. The eastern side of the building comprises the access to the car parking to the rear so any lift in this location would remove the ability to use the rear car park. A lift here would also not be possible as the end units wrap around the edge of the building restricting access to the outdoor circulation space. A lift to the side would therefore not be usable for any other floor.

4.17 The final possible location for a lift would be to the rear of the building. The only possible

place would be adjacent to the stair cores. A lift in this location would only be able to serve the additional floor, rather than the existing units, as the existing units are all accessed from the front of the building. A lift in this location would also be situated within proximity of the habitable room windows of existing flats, restricting light and outlook with no added benefit for these residents. The applicant submitted plans during the course of negotiations to demonstrate how such a lift would adversely affect the amenity of neighbouring occupiers and we are satisfied that this is an accurate representation.

4.18 Given the above identified site constraints, it was not considered necessary to assess whether a lift was financially viable for this development.

4.19 It is also noted that London Plan policy 3.8 outlines that part M of the Building Regulations generally does not apply to dwellings resulting from a conversion or change of use. The additional storey poses similar issues as a conversion might. Additional guidance on the applicable requirements of the Building Regulations (amended 2015) can be found in Approved Document M Access to and use of buildings Volume 1: Dwellings. The existing building would not be able to achieve M4(2) and this would remain under the proposed scheme.

4.20 Policy D7 (Accessible Housing) of the draft London Plan - Intend to Publish Version (2019) should apply to all dwellings which are created via works to which Part M volume 1 of the Building Regulations applies, which, at the time of publication of the Plan, generally limits the application of this policy to new build dwellings.

Stacking

4.21 The new floor of this building will provide eight residential units, all of which meet or exceed the minimum gross internal floor standards outlined in the London Plan (2016). Largely, the development has stacked similar rooms on top of others, however there are some units where this was not possible. This is largely due to the existing units at fourth floor level being below the standards required for modern developments. For example, one existing two-bedroom unit is 48 square metres; a similar unit today would require at least 61 square metres. This has meant that in some instances it is not possible to ensure bedrooms are placed above bedrooms.

4.22 Stacking, as outlined in the Housing SPG can be most useful in situations where it is more difficult to provide adequate sound insulation between floors, such as in residential conversions. In this development, as a new floor is being provided, it is considered that the building regulations will provide sufficient soundproofing to ensure that the residents of both the existing and new units will enjoy an acceptable level of accommodation.

4.23 The building regulations require adequate soundproofing between floors to reduce the amount of noise that is transmitted between units. The agent has provided details showing the independent separating floor detail. This shows the flooring will meet the requirements of Approved Doc Part B and exceeds the requirements of Approved Doc Part E.

Affordable housing

4.24 LP33 will introduce a new policy for affordable housing contributions on small sites (policy LP13). This policy states that schemes which fall below the 10 unit threshold will be required to provide on site provision or payments in lieu up to the equivalent of 50% of housing delivered as affordable housing, subject to viability. Current (adopted) policy does not require affordable housing

(or financial contributions in lieu of affordable housing) for developments of less than 10 units.

4.25 The emerging policy outlines that further information will be provided in an updated supplementary planning guidance document. The Council has consulted on an updated planning obligations supplementary planning document (SPD) which sets out proposals to calculate payments required for affordable housing on small sites but this will not be adopted until the new Local Plan is adopted. As such, and having regard to the existing adopted policy, no financial contribution in lieu of affordable housing units would be required for this planning application at the time of the publication of this report.

5. CONCLUSION

5.1 The information above has been provided in support of the report presented to the planning sub-committee on 4 September 2019. This report shows that the proposed extension to Finn House to provide 8 new residential units would be acceptable in planning terms.

6 RECOMMENDATIONS

Recommendation A

6.1 That planning permission be GRANTED, subject to the following conditions:

6.1.1 Commencement within three years

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.

6.1.2 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.

6.1.3 Approved materials

The development shall be carried out in accordance with the materials hereby approved being the “Rustic Antique London Brick” by Forterra having undergone a Masonry Weathering Tint. Should this brick become unavailable, the applicant shall submit full details, with samples, of an alternative brick for approval in writing by the Local Planning Authority prior to superstructure works. 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. These details are required prior to commencement as they are integral to the fabric of the development and cannot therefore be dealt with retrospectively.

6.1.4 Materials

Full details, with samples, of the materials to be used on the external surfaces of the buildings, including glazing, shall be submitted to and approved by the Local Planning Authority in writing before any work on the site is commenced. 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. These details are required prior to commencement as they are integral to the fabric of the development and cannot therefore be dealt with retrospectively.

6.1.5 Mortar match

Prior to commencement of development on site, full details of the proposed mortar including within a sample brick and mortar panel constructed on site, shall be submitted to and approved by the LPA in writing.

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. These details are required prior to commencement as they are integral to the fabric of the development and cannot therefore be dealt with retrospectively

6.1.6 Drawings to be approved

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

- 1) Typical window and door details including sections and joints with surrounding materials, sills, parapets, stairs at 1:20.
- 2) Detailed sections (1:5; 1:10 and 1:20) through all wall types
- 3) Detailed drawings (1:5; 1:10 and 1:20) of chimney, new external gallery, balustrade and roof.

REASON: To ensure that the proposals are acceptable for the host property and surrounding streetscape.

6.1.7 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.

REASON: To ensure that the proposals are acceptable for the host property and surrounding streetscape.

6.1.8 Cycle Parking Provision

Notwithstanding the drawings hereby approved, prior to the occupation of the development, full details of cycle parking (including stands) shall be submitted to, and approved in writing, by the Local Planning Authority. The cycle facilities shall be implemented in full prior to the first occupation of the development and retained thereafter.

REASON: To ensure that a reasonable provision is made within the site for the parking of cycles in the interest of relieving congestion in surrounding streets and improving highway conditions in general.

6.1.9 Construction Logistics Plan

Prior to the commencement of development, a Construction Logistics Plan (CLP) specifying hours of working, construction traffic routing, measures to prevent dust pollution and contact arrangements between residents and contractors shall be submitted to, and approved in writing by the Local Planning Authority prior to works taking place.

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The construction logistics plan shall include the following details:

- (a) loading and unloading of plant and materials;
- (b) storage of plant and materials;
- (c) programme of works (including measures for traffic management);
- (d) provision of boundary hoarding behind any visibility zones;
- (e) wheel cleaning provision on site.

Construction shall thereafter take place in accordance with the measures identified within the CLP.

REASON: To ensure that during demolition and construction works that there would be no negative highway impacts arise as a result of the development. These details are required prior to commencement as they affect the entirety of the construction phase and cannot therefore be dealt with retrospectively.

6.1.10 Waste/Recycling store

Notwithstanding the drawings hereby approved, prior to the occupation of the development, full details of the proposed refuse store shall be submitted to, and approved in writing, by the Local Planning Authority. The refuse store shall be implemented in full prior to the first occupation of the development and retained thereafter.

REASON: In the interests of providing adequate waste and recycling facilities.

6.1.11 Waste/Recycling collection

Prior to the first occupation of the development, the waste collection system outlined within Planning Addendum V2 dated June 2020 and the letter from Pier Management Lts to Jamie Milne, hereby approved must be implemented in full. The details for waste collection must be carried out in accordance with the waste strategy thereafter.

REASON: In the interests of providing adequate waste and recycling facilities.

6.1.12 Sustainability

Prior to the occupation of the development hereby approved, the solar panels shown on the drawings hereby approved must be installed in accordance with the plans hereby approved and retained thereafter.

REASON: To ensure that the carbon reduction targets as set out within the application are achieved.

6.1.13 Air Quality

All non-Combined Heat and Power (CHP) space and hot water fossil fuel (or equivalent hydrocarbon based fuel) boilers installed as part of the development hereby approved shall achieve dry NO_x emission levels equivalent to or less than 40 mg/kWh.

REASON: To protect air quality and people's health by ensuring that the production of air pollutants, such as nitrogen dioxide and particulate matter, are kept to a minimum as a result of the development and to contribute towards the maintenance or to prevent further exceedances of National Air Quality Objectives.

6.1.14 Trees

Tree protection for all retained trees at the site and on adjacent land shall be undertaken in accordance with BS5837:2012 (Trees in relation to construction - Recommendations) and will protect the root protection area calculated as described in Table 2 of that British Standard for the duration

of all site works (including demolition) undertaken in connection with the development hereby approved.

The protective fencing will be 2.4m high and conform to Figure 2 of BS5837:2012 i.e. a scaffold framework comprising a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at a maximum interval of 3m. On to this weldmesh panels should be securely fixed with wire or scaffold clamps.

REASON: To safeguard existing trees.

6.1.15 Landscaping

A landscaping scheme, to include details of the provision of four new trees shall be submitted to and approved by the Local Planning Authority, in writing, before any work proceeds beyond superstructure level, for the planting of trees and shrubs showing species, type of stock, numbers of trees and shrubs to be included, including details of the size of planters. 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: In the interests of biodiversity and amenity.

6.1.16 Swift Boxes

Prior to the first occupation of the development hereby approved a minimum of 16 Swift nesting bricks and/or boxes shall be provided at or close to eaves level of the development hereby approved. The bricks/boxes shall be retained thereafter.

REASON: in the interests of biodiversity

6.1.17 Green roof

Prior to occupation of the development, notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thus approved.

- Full details at 1:20 of a biodiverse roof with substrate depth of 80mm, and maintenance plan for the cycle store

REASON: In order to ensure that the development is adequately sustainable and to enhance biodiversity at the site.

Recommendation B

6.2 That the above recommendation is subject to the applicant, the landowners and their mortgagees entering into a legal agreement in order to secure the following matters the satisfaction of the Head of Planning and the Director of Legal and Governance.

- Considerate Contractors;
- Hackney Works construction phase contribution
- Car Free;
- Applicable Legal/Monitoring Fees.

Recommendation C

6.3 That the Sub-Committee grants delegated authority to the Director of Public Realm and Head of Planning (or in their absence either the Growth Team Manager or DM & Enforcement Manager) to make any minor alterations, additions or deletions to the recommended conditions and or the recommended heads of terms as set out in this report provided this authority shall be exercised after consultation with the Chair (or in their absence the Vice-Chair) of the Sub-Committee (who may request that such alterations, additions or deletions be first approved by the Sub-Committee).

7 INFORMATIVES

The following informatives should be added:

- SI.1 Building Control
- SI.7 Hours of Building Works
- SI.48 Soundproofing
- CIL
- NPPF

Signed..... **Date**.....

Aled Richards
Director - Public Realm

NO.	BACKGROUND PAPERS	NAME/DESIGNATION AND TELEPHONE EXTENSION OF ORIGINAL COPY	LOCATION OFFICER	CONTACT
1.	London Plan (2016), Hackney Core Strategy (2010), Hackney Development Management Local Plan (2015), National Planning Policy Framework (2019) LP33	Louise Prew x8613	2 Hillman Street, London E8 1FB	