

LONDON BOROUGH OF HACKNEY

PLANNING SUB-COMMITTEE
07 October 2020

ADDENDUM SHEET

ITEM 5:Thoresby House, 1 Thoresby Street, Hackney, London N1 7TQ

1.1: This paragraph should read “Royal Chest Hospital” rather than “London Chest Hospital”.

4.2: This paragraph should read “A total of 55 Objection responses have now been received to both the original and second consultation periods and following publication of the committee report. In addition a petition from the Wenlock Barn Tenant Management Organisation (TMO) with 33 signatures has also been submitted. The following new concerns not already listed in the committee report have also been raised:

- The planning application intermittently refers to the site in question as the former site of the Royal Chest Hospital and the London Chest Hospital – these were distinct institutions, with different histories/attributes. The assessment presented in the application is rendered unusable by this unfortunate confusion.
Officer response: The history of the site as part of the Royal Chest Hospital, as well as the existence of other chest hospitals in London is noted in the officer report. Officers consider that sufficiently accurate information on heritage assets has been submitted to adequately assess the application.
- Historic England declined to give Thoresby House listed status earlier this year. In conversation with HE officials, and in HE’s formal decision letter, it was made explicitly clear that this decision did not mean that the building was without historic merit. It simply meant that it fell short of the narrow nationwide listing standards currently set for HE by the government.
Officer response: The officer report notes that the site is not statutorily listed but is on the council’s local list and as such is considered to be a non-designated heritage asset. The heritage impacts of the proposals have been assessed in accordance with development plan policies and NPPF guidance, as set out in the officer report.
- The proposals could be used as holiday let accommodation, and there is already a lot of hotels in the surrounding area
The application is for student accommodation. Permanent use as a hotel or short stay visitor accommodation would require a further application for planning permission.
- Residents in the surrounding area are spending more time at home in the current covid-19 pandemic. Therefore environmental impacts from the development, such as noise and dust during construction will have a greater impact on living conditions.
Officer response: Environmental impacts during the construction period are addressed in the officers report.
- The surrounding area is predominantly 4 stories in scale, and 13 stories would be alien and have no regard to its surrounding context.
- The double height colonnade at ground floor level is too monumental and alien within the surrounding context.
Officer response: Architecture and urban design considerations are addressed in the officer report.

8.1.35: Condition wording amended to read as follows:

Prior to the occupation of the development an operational management plan shall be submitted to the local planning authority to include: no letting of rooms other than to Arcadia University students, measures to manage impacts on neighbouring occupiers, hours of use of the external terraces, hours of availability / booking arrangements of teaching space for rental by the local community. The development shall thereafter be operated in accordance with these approved details.

REASON: To ensure that the development does not detract from the amenity of the surrounding area and that facilities will be of significant benefit to the surrounding community".

8.1.36: An additional condition is proposed as follows:

Phasing: contract for the whole scheme

Prior to the commencement of any demolition works, evidence shall be submitted to, and approved in writing by the Local Planning Authority, of a binding contract for the full implementation of the development (and the associated planning permission for which the contract provides). The demolition works hereby permitted shall not be carried out otherwise than as part of the completion of development for which this planning permission was 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: To ensure that premature demolition does not take place and that an unsightly gap or derelict site does not detract from the character and appearance of the area and to ensure that the planning benefits of the scheme are secured and in accordance with National Planning Policy Framework, June 2019, Paragraph 198; The London Plan, March 2016 Policies 7.8 Heritage Assets and Archaeology and 7.9 Heritage-led Regeneration; and Hackney Local Plan 2033, Policies LP1 Design Quality and Local Character and LP4 Non Designated Heritage Assets.

ITEM 6: Northside Studios, 16-29 Andrews Road, E8 4QF

The section Drawing Numbers on Page 1 should be amended to include:

Planning statement prepared by Maddox Planning dated March 2020

An additional paragraph 4.6.4 as follows

4.6.4 Following notification of the committee agenda two additional responses were submitted in objection to the proposal from two previous objectors including one signed by the residents and occupants of the building similar to the previous objections received. The comments raised the same issues that have been outlined above and the following new comment:

- Significant loss of daylight

Officer's response: This has been addressed in the section 7.6

Paragraph 4.7.3 should be amended as follows

Thames Water: ~~No response received.~~ No objection with regard to waste water network and sewage treatment works infrastructure capacity. No objection in relation to water network and water treatment infrastructure capacity. Informative regarding water pressure to be added regarding minimum pressure.

Paragraph 7.13.3 should be amended as follows

The applicant has submitted Noise Impact Assessment (prepared by ALN acoustic design dated 25 March 2020). The Council's pollution noise team has reviewed the proposal and has raised no objection. ~~Conditions relating to internal ambient noise within the proposed residential units and an assessment of expected noise levels arising from noise associated with plant/equipment will be included. Any issues relating to noise will be dealt with under Building Regulations rather than through the planning process.~~

Condition 9.1.3 should be amended as follows

9.1.3 Details to be approved

Full details (manufacturer's details and samples if appropriate) of all external materials (including windows, doors, lights, plant enclosure, corrugated metal, corner seams, sills, capping, planters, window reveal finish and balustrades and glazed balconies including structure) ~~and balustrades and 1:20 elevation and section plans to illustrate finish of both west and east facades showing detail of all joins of different materials, sills and thresholds~~ shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the relevant parts of the development. The development shall not be carried out otherwise than in accordance with the details thus approved and retained in perpetuity.

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

Condition 9.1.6 should be amended as follows

9.1.6 Planters

Prior to ~~commencement of the terraces~~ occupation of use, details of the planter boxes to be installed on the fourth floor balconies and at the ground floor entrance ~~shall~~ will be submitted for approval in writing by the Local Planning Authority. Details should address the range of native plants to be used. The planter boxes shall be maintained in place hereafter for the life of the development.

REASON: To provide greening to the frontage in the interests of design and biodiversity

Condition 9.1.12 should be deleted and replaced as follows

~~9.1.12 Low NOx boilers~~

~~All non-CHP space and hot water fossil fuel (or equivalent hydrocarbon based fuel) boilers installed as part of the development must achieve dry NOx emission levels equivalent to or less than 30 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 during the course of building works and during the lifetime of the development. To contribute towards the maintenance or to prevent further exceedances of National Air Quality Objectives.~~

9.1.12 Energy statement

The development shall be implemented in accordance with the details outlined within *Energy and Sustainability Statement prepared by eb7 dated 3 July 2020* hereby approved. The development shall thereafter be retained in accordance with the details outlined within the aforementioned statement.

REASON: To ensure that the development minimises the impact of climate change and ensures a good level of air quality for future occupiers.

An additional condition should be added as follows

9.1.15 Sample panel

Prior to commencement of development, a sample panel of the corrugated metal cladding shall be constructed onsite and made available for inspection by the Local Planning Authority demonstrating details of window reveals including corners, sill detail and side of outside reveal and details of top of facade overrun and capping. Details of the sample panel shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the details hereby approved and retained hereafter.

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

Recommendation B should be amended as follows

- 6). Affordable housing contribution of ~~£175,000~~ £350,000

Section 10 should be amended to include an informative relating to minimum water pressure

Signed..... Date.....

**ALED RICHARDS
Director, Public Realm**