

# LONDON BOROUGH OF HACKNEY

**PLANNING SUB-COMMITTEE**  
**07 April 2021**

**ADDENDUM SHEET**

## **ITEM 5: 234 - 238 Mare Street, Hackney, London, E8 1HE**

Paragraph 6.4.9 should be amended to state:

6.4.9 Amendments to the proposal during the course of this application, include a pitched southern flank to the mansard and a reduction to its height. A number of specific conditions relating to the repairs, alterations and extensions proposed are also recommended, which are considered to ensure that the character of the building would be improved from the existing state.

Para 6.4.12 should be amended and an additional paragraph inserted, to state:

6.4.12 The proposed development causes some harm to the Conservation Area, since the proposals result in the loss of the Edwardian chimneys and roof and the rear outriggers of circa 1850 date to a positive building in the Conservation Area which is also a Non Designated Heritage Asset. The development also causes minor harm to the setting of the Grade II listed terrace to the south by reason of the increase in the height of the ridge line. These harms are considered to be adequately justified and mitigated. In terms of the NPPF Para 196 test, the harm is considered to be "less than substantial" and is outweighed in this case by the public benefits of providing the building with a viable new use, providing commercial space and housing. In terms of the NPPF Para 197 test, the harm to the Non Designated Heritage Asset, the same harm to the host building is also considered to be outweighed by the public benefits.

6.4.13 In reaching this conclusion, the Council has paid special regard and attention to the importance of conserving the character and appearance of the Town Hall Square Conservation Area and the setting of the listed buildings and has therefore discharged its duties under Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The proposals are also considered to be in accordance with national historic environment policy (as above), the heritage policies of The London Plan, the Local Plan, Hackney: A Place for Everyone, Policies LP1 Design Quality and Local Character. LP3 Designated Heritage Assets and LP4 Non Designated Heritage Assets and the relevant Hackney guidance.

## **ITEM 6: 19 Great Eastern Street and 9 Hewett Street, London, EC2A 3RP**

Parking details table: It should be clarified that 1 disabled parking space is proposed on Hewett Street adjacent to the site, as part of highways works S278 agreement (head of term 1).

4.14 Additional comment from TfL: Request a £352,000 financial contribution towards the "Shoreditch High Street highways and public realm Improvement Project. The sum has been

calculated in comparison with reference to the Bishopsgate Goodsyrd development which is contributing £4.5m towards this project.

Officer Response: *“This financial contribution has not been included within the proposed S106 heads of terms as it is not considered to meet the required tests (necessary, directly related, reasonable in scale) for planning obligations.*

*The Shoreditch High Street improvement scheme comprises two sections. Section 1 includes the Shoreditch High Street / Great Eastern Street and Shoreditch High Street / Bethnal Green Road junctions. Section 2 stretches further up Shoreditch High Street towards the junction with Old Street to the north. The application proposals would not be directly adjacent to the section 1 area and would be some distance from large areas of both the Section 1 and Section 2 areas along Shoreditch High Street. This is different to the Bishopsgate Goodsyrd site which has a direct frontage onto the junction of Shoreditch High Street / Bethnal Green Road. The application site also has only a small frontage onto Great Eastern Street, with most of the site, and entrances to the hotel and office buildings facing towards Hewett Street. In addition to this, the proposed development is of a scale which is not considered to give rise to a necessity/demand for improved public realm at such distance from the site. As such a financial contribution to the Shoreditch High Street project would not be necessary, or directly related to the application proposals.*

*Reinstatement of vehicle crossovers to Great Eastern Street as part of a S278 agreement between the applicant and TfL are required to make the proposals acceptable and this is included as a head of term within the committee report”.*

8.1.11 Condition wording to be amended as follows: “Prior to commencement of the relevant phase of construction, the selection of insulation and refrigerant materials to have where feasible a low or zero Global Warming Potential (GWP) and Zero Ozone Depleting Potential (ODP), shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interest of addressing climate change and reducing greenhouse gases.”

8.1.23 Condition to be replaced with the following: "Noise levels from fixed plant and machinery associated with the proposed development shall be 5dB(A) or more below the background noise level when measured at any nearby noise sensitive premises at any time.

REASON: To ensure that occupiers of the neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from fixed plant and machinery”.

8.2 Head of term 1 to be amended as follows: The estimate for the S278 works within Hackney should be replaced with the following figure: “£81,800”.

8.2 Head of term 8 to be amended as follows: Open space shortfall financial contribution of £208,875 to provide public realm / urban greening enhancements to streets in the vicinity of the site.

#### **ITEM 7: 111 Clapton Common, E5 9AB**

The site/application details on page one should include the reference number and validation date.

<b>ADDRESS:</b> 111 Clapton Common, Hackney E5 9AB
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<b>Reference:</b> 2021/0323	<b>Valid Date:</b> 09/02/2021
<b>Ward:</b> Springfield	<b>Case Officer:</b> Claire Moore
<b>APPLICANT:</b> The Mayor and Burgesses of London	<b>AGENT:</b> Jackie Ruaux, Corporate Planning Advisor (London Borough of Hackney)

The following document should be added to the Drawing numbers/documents list and post submission revisions list on page 1

- Document titled 'BDS Centurion Cycle Shelter'

Paragraph 6.2.6 - 6.2.7 should be amended to state:

6.2.6 A landscaping plan has not been provided; however, given the minor scale of the proposed works, it is acceptable that the existing vegetation on site be retained. A condition to ensure this has been recommended. Additionally, the applicant has provided documentation detailing the location of new cycle parking spaces and the formalisation of two on-site parking spaces.

6.2.7 It is considered that this is an acceptable landscaping approach for the scale of development proposed.

A condition relating to soft landscaping shall be added in at 8.1.8:

8.1.8 The existing soft landscaping in the front garden shall be maintained for the duration of the development, hereby approved.

REASON: In the interests of preserving the existing landscaped environment and greening of the site.

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

**ALED RICHARDS**  
**Director, Public Realm**