

ADDRESS: New Regents College, The Former New Regents College, 28 Ickburgh Road, Hackney E5 8AD	
Ward: Hackney Downs	Case Officer: Claire Moore
APPLICANT: London Borough of Hackney	AGENT: Gollifer Langston Architects
DRAWING NUMBERS: Drawing no. 298-811 Rev A Drawing no. 298-810 Rev A Drawing no. 298-809 Rev B Drawing no. 298-806 Rev A Drawing no. 298-804 Rev A Drawing no. 298-802 Rev B Drawing no. 298-808 Rev A Drawing no. 298-859 Rev A Drawing no. 298-856 Rev B Drawing no. 298-860 Rev A Drawing no. 298-858 Rev A Drawing no. 298-854 Rev A Drawing no. 298-853 Rev A Drawing no. 298-852 Rev A Drawing no. 298-807 Rev A Drawing no. 298-805 Rev A Drawing no. 298-803 Rev A Drawing no. 298-801 Rev A Drawing no. 298-200 Rev T2 Drawing no. 298-202 Rev T2 Drawing no. 298-203 Rev T2 Drawing no. 298-205 Rev T2 Drawing no. 298-304 Rev T2 Document titled 'Planning Application- Request for Information', dated November 2020 Travel Plan, dated February 2020 Sustainability Statement, dated November 2020 Heritage Statement, revision P1, dated November 2020	

Material detail specifications, revision T2, dated 08.02.21

PROPOSAL:

Refurbishment of the two existing (school) buildings including the insertion of new openings and replacement of existing openings in elevations, insertion of rooflights, alterations to the roofscape, alterations to cladding, removal of existing temporary 'porta-cabin' structures and sheds, construction of a new glazed lobby, general refurbishment of internal areas and landscaping and the creation of a cycle store and the re-provision of 2 accessible parking bays.

POST SUBMISSION REVISIONS:

Whilst no revisions have been made to the proposed development, the following additional information was secured:

- The Heritage Statement, prepared by Gollifer Langston Architects was submitted on 08 February 2021. As this is a technical document (which is not required to be submitted, but provides additional detail) the application was not re-consulted as a result of this additional information; however, a copy was forwarded to the Clapton CAAC due to their original comments.
- Details of material specifications and detail drawings; these were submitted instead of having pre-commencement conditions imposed on the recommendation, and as such details would not be consulted under an approval of details application, re-consultation was not considered necessary.

Amended landscape plan (Drawing no. 298-801 Rev A) received 19/02/2021; this removed reference to the removal of 3no. trees on the site as the trees are no longer proposed to be removed.

RECOMMENDATION SUMMARY:

Grant planning permission subject to conditions.

NOTE TO MEMBERS:

This application is presented to Planning Sub-Committee as it has received public interest; therefore in accordance with the scheme of delegation, as a council-own application, the proposal must be referred to the Committee for determination.

ANALYSIS INFORMATION

ZONING DESIGNATION:	(Yes)	(No)
CPZ		
Conservation Area		No- it adjoins Northwold and Cazenove Conservation Area.
Listed Building (Statutory)		No
Listed Building (Local)		No
Priority Employment Area		No

LAND USE:	Use Class	Use Description	Floorspace Sqm
Existing	F1	School; through the history of the site the school has been used for special education for students of various ages.	1619 (not including sheds and outbuildings)
Proposed	F1	School; secondary school (ages 14-18) branch of the existing Garden School.	1583 (not including sheds and outbuildings)

PARKING DETAILS:	Parking Spaces (General)	Parking Spaces (Disabled)	Bicycle storage
Existing	0	2	0
Proposed	0	2	20

CASE OFFICER'S REPORT

1.0 SITE CONTEXT

- 1.1 The site is located centrally within the street block bounded by Ickburgh Road to the north-west/west, Brooke Road to the south and Upper Clapton Road (A107) to the east.
- 1.2 The site benefits from an existing vehicle access way from Ickburgh Road, and includes pedestrian access from Brooke Road.
- 1.3 The site consists of two main, single storey buildings that were constructed for school purposes. In addition to these buildings are temporary portacabins and sheds around the site.
- 1.4 Whilst the buildings are neither statutory nor locally listed, the southernmost block (Block B) has been identified as a Non Designated Heritage Asset by the Council's Principal Conservation and Design Officer, due to the significance of the construction of this building as a Foster and Partners prototype for schools for children with special needs. The block was designed and constructed in the 1970s when there was a shift from a medical focus for children with special needs towards an educational approach.
- 1.5 The subject site has historically been used for educational purposes; when Block B was designed and constructed on the site, this accompanied an existing 'Junior Training Centre' (Block A). Block B was then designed to provide a specialist education facility for children of various disabilities at a time when the government was making a shift from a medical focus toward an educational direction for these

children. Some form of educational facility for children with special needs remained on this site until 2019. Following this time, the site has been vacant and occupied by guardians for security purposes.

1.6 The reinstated school is to be referred to as 'The Garden 2' within this application. The Garden 2 will be for students aged 14-18, with Severe Learning Difficulties (SLD) and Autistic Spectrum Disorder (ASD), with maximum of 50 pupils and up to 50 adults at any one time. The school is associated with the existing Garden School located at Wordsworth Rd, Stoke Newington.

1.7 The site is not located within a conservation area; however, it adjoins the Northwold and Cazenove Conservation Area to the north-west/south-west, which includes Ickburgh Road and part of Brooke Road.

2.0 HISTORY

2.1 **2003/1812** - Erection of a single storey portacabin for temporary use for educational purposes - 25/06/2004

3.0 Consultations

3.1 Dates

3.1.1 Date Statutory Consultation Period Started: 18/12/2020

3.1.2 Date Statutory Consultation Period Ended: 08/01/2020

3.1.3 Site Notice: Yes.

3.1.4 Press Advert: Not required.

3.2 Neighbours

3.2.1 Letters of consultation were sent to 67 adjoining owners/occupiers. At the time of writing the report, objections in the form of 1 written letter of objection had been received. This representation is summarised below:

- Concern over the proposed glazed entrance lobby and how this will impact the privacy of neighbouring residential windows and properties.

3.2.2 The above comments are addressed within the assessment section of this report.

3.3 Statutory / Local Group Consultees

3.3.1 Clapton Conservation Area Advisory Committee:

3.3.2 The site is not nationally or locally listed. All matters raised are addressed in the main assessment.

3.4 Council Departments

3.4.1 Transportation: No comment received.

4.0 POLICIES

4.1 London Plan (2016)

- 3.1 Ensuring Equal Life Chances for All
- 3.2 Improving Health and Addressing Health Inequalities
- 3.16 Protection and Enhancement of Social Infrastructure
- 3.18 Education Facilities
- 5.1 Climate Change Mitigation
- 5.2 Minimising Carbon Dioxide Emissions
- 5.3 Sustainable Design and Construction
- 5.4 Retrofitting
- 5.7 Renewable Energy
- 5.9 Overheating and Cooling
- 5.10 Urban Greening
- 5.11 Green Roofs and Development Site Environs
- 5.13 Sustainable Drainage
- 5.17 Waste Capacity
- 6.3 Assessing Effects of Development on Transport Capacity
- 6.4 Enhancing London's Transport Connectivity
- 6.9 Cycling
- 6.10 Walking
- 6.13 Parking
- 7.2 An Inclusive Environment
- 7.4 Local Character
- 7.6 Architecture
- 7.8 Heritage Assets and Archaeology
- 7.14 Improving Air Quality
- 7.15 Reducing Noise and Enhancing Soundscapes
- 7.19 Biodiversity and Access to Nature

4.2 Hackney Local Plan 33 (LP33)

- LP1 Design quality and local character
- LP2 Development and Amenity
- LP4 Non-designated heritage assets
- LP8 Social and community infrastructure
- LP42 Walking and cycling
- LP43 Transport and development
- LP45 Parking and car free development
- LP46 Protection and enhancement of green infrastructure
- LP51 Tree management and landscaping
- LP53 Water and flooding
- LP54 Overheating and Adapting to Climate Change
- LP55 Mitigating Climate Change
- LP57 Waste
- LP58 Improving the Environment - Pollution

4.3 Supplementary Planning Documents / Guidance

Greater London Authority:
Social Infrastructure (2015)
Sustainable Design and Construction (2014)

London Borough of Hackney
Sustainable Design and Construction SPD (2016)

4.4 National Planning Policies/Guidance
National Planning Policy Framework (2019)

4.5 Emerging planning policy - London Plan - Intend to Publish 2019

GG1	Building strong and inclusive communities
D4	Delivering good design
D5	Inclusive design
S1	Developing London's social infrastructure
S3	Education and childcare facilities
HC1	Heritage conservation and growth
G5	Urban Greening
G6	Biodiversity and access to nature
SI 1	Improving air quality
SI 2	Minimising greenhouse gas emissions
SI 5	Managing heat risk
SI 7	Reducing waste and supporting the circular economy
SI 13	Sustainable drainage
T4	Assessing and mitigating transport impacts
T5	Cycling
T6	Car parking
T7	Deliveries, servicing and construction

- 4.5.1 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 13 March 2020 the SoS raised significant concerns with Intend to Publish London Plan. The Mayor of London responded to the SoS on 24th April with practicable amendments to SoS's directions. There have since been ongoing communications between the two parties with increasing agreement on the amendments. Following receipt of the Mayor's letter of 9th December 2020 regarding his intent to publish, the SoS agreed to consider the Intention to Publish version of the Plan with Mayor's proposed amendments addressing the original Directions and two new additional Directions. The Mayor has since addressed the two new additional Directions and has formally approved a new London Plan which he has submitted to the SoS. On the 1st February 2021 the SoS gave the Mayor permission to adopt the amended Intend to Publish version of the Plan.

- 4.5.2 This is the final stage for publication of the London Plan. As such, the policies contained in Publication London Plan have increased planning weight for consideration in applications
- 4.5.3 Where relevant, emerging content within this document is discussed in the body of this report.

5.0 Planning considerations

5.1 The main considerations relevant to this application are:

- Principle of Development
- Conservation and Design
- Quality of Facilities
- Transportation
- Potential impact upon the residential amenity of nearby occupiers
- Sustainability
- Drainage
- Waste
- Biodiversity

5.2 Each of these considerations is discussed in turn below.

5.3 *Principle of Development*

- 5.3.1 Paragraph 94 of the NPPF (2019) states that *'it is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:*
- a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications...'*
- 5.3.2 Policy 3.18 of the London Plan and policy LP8 of Hackney's Local Plan 33 (LP33) seek to protect existing social infrastructure, such as schools, to ensure that sufficient capacity is available to meet the needs of the community. Policy LP8 goes further to state that proposals for social infrastructure will be permitted where they meet all of the following criteria:
- i. meet the current or future identified need; and*
- ii. are of a high quality and inclusive design providing access for all; and*
- iii. provide flexible, affordable and adaptable buildings and, where possible, provide mixed used development, co-located with other social infrastructure uses and maximise use of buildings in evenings and at weekends.*
- 5.3.3 The proposal seeks to undertake amendments to the existing buildings on site, in order to reinstate a school for special needs students between the ages of 14-18 who suffer from Severe Learning Difficulties (SLD) and Autistic Spectrum Disorder (ASD). As emphasized by the NPPF and the policies from the London Plan and LP33, great weight is to be given to developments that will expand or alter schools

that will in turn widen the choice for education. The proposal will free up the capacity of the associated Garden School in Stoke Newington, through the relocation of education facilities for students aged 14-18 to the subject site, thereby enabling the needs of children with SLD and ASD to be better accommodated within the Borough. Moreover, the applicant has submitted details to demonstrate that the proposal meets the criteria of policy LP8 of LP33, particularly emphasising an identified need for increased education infrastructure.

- 5.3.4 As such, the principle of development for the reinstatement of a special needs school on this site, is in keeping with the intended and historical use of the site and is in accordance with the NPPF, London Plan policy 3.18 and policy LP8 of LP33. The principle of development is therefore considered acceptable, subject to further assessment of other material planning considerations.

5.4 Conservation and Design Considerations

Conservation

- 5.4.1 This group of buildings is not nationally or locally listed. It is also just outside the Northwold and Cazenove Conservation Area, although it is within the setting of that Conservation Area. The local listing and significance of these buildings was raised by the CAAC. Detailed research was undertaken by the Principal Conservation Officer. Contact was made with Foster and Partners and the attribution of Block B (see below) was confirmed and some original drawings and documents were provided. The current scheme architect shared further materials which he had obtained. Reference was also made to the information provided by the CAAC and to *Twentieth Century Buildings in Hackney* by Elizabeth Robinson (Hackney Society, 1999). A Heritage Assessment by Martin O'Rourke provided further useful information. A full internal and external site visit was undertaken by the above officers on 5th February 2021 and a photographic record was taken and stored.
- 5.4.2 In summary, there was a turn from a medical to an educational approach in relation to provision for disabled children in the 1970s. This had started as early as 1961 (see Marsh House School in Millfields Road) but remained underfunded and often repurposed unsuitable older buildings. Legislative changes in 1972 resulted in the then Spastics Society (now Scope) engaging Foster Associates in designing two experimental new prototype purpose built schools for younger disabled children (the other was Palmerston Special School in Liverpool, which does not appear to survive <https://www.ajbuildingslibrary.co.uk/projects/display/id/2317>). The site at Ickburgh housed an LCC "Junior Training Centre", probably effectively a special school in all but name for older disabled children, now Block A. A site to the rear was selected and the architectural team was headed by Wendy Foster (Lord Foster's late first wife) for Block B. Documentary evidence shows a fascinating engagement with the spatial and functional requirements of a centre providing education, care and degree of medical intervention.
- 5.4.3 Wendy Foster's response was to provide a single storey flat-roofed building using a minimal and modernist style. The building has a slim steel frame with square uprights supporting steel trusses and a corrugated steel roof. The walls were not structural but screens featuring corrugated steel and slim aluminium glazed windows. The plan form featured a glazed corridor with a central core. One side of

the core had smaller rooms (such as staff rooms and a headteacher's room) and the other side had services such as WCs and a sluice room. The main space for children, enclosed by another glazed screen giving onto an enclosed garden, formed a single volume which could be divided into two spaces and a corridor by sliding screens. Service risers passed through the central core in voids, arriving at a rooftop plant room. The brightly coloured garden featured rainbow panels and outdoor play. The architecture, as originally planned, was lightweight, deeply thoughtful, original and elegant.

- 5.4.4 The site visit revealed that some aspects of this survive. The footprint of the building is unaltered, as is its structure. The main elements of the floorplan, with the smaller rooms, corridor and rooms giving onto the rear garden are present. In terms of details, the upper corrugated metal cladding is in place, as are the structural columns, some internal doors, some cupboard doors, some of the tracks for sliding doors, the plant room, the locations of some light fittings and some glazing to the central corridor. Some other elements (such as the roof trusses) may survive above later finishes. Sadly, fire doors have been introduced, many doors have been changed, services such as lighting have been altered, the main space has been partitioned and other changes (including probably to the roof covering) made. The building, despite its other merits, may have been thermally poor and this has resulted in the replacement of the curtain walling of corrugated steel and aluminium windows on all elevations with a modern and inelegant white aluminium system with blue panels. The rainbow garden features were painted onto asbestos and have certainly been removed. In principle, such a building had the potential to be nationally listed by Historic England. However, given the extent of harmful changes, our opinion is that this would no longer be possible.
- 5.4.5 The building (Block B) is however considered to be a Non Designated Heritage Asset for the following reasons:
- The building has a pioneering place in the history of the education of children with special needs;
 - The building makes early use of mass-produced industrial materials in an educational setting;
 - The building, despite later changes, is still readable as a thoughtful and compassionate response to the needs of severely disabled children and is one of the first purpose built examples in the country and the result of collaboration with an expert charity;
 - The building is the work of an internationally renowned architectural practice, some of whose other work is highly listed. It is notable as an early work by Wendy Foster.
- 5.4.6 The Conservation and Urban Design Team intend to nominate this building for local listing in the next batch of buildings to be considered.
- 5.4.7 Block A was also visited. This is said to date from 1960 (and was certainly already in place in 1972) and would therefore be the work of the Architect's Department of the London County Council. The building is a single storey long block under an unusual shallow pitched central valley gutter roof. The structure is unknown but is probably a steel frame. Curtain walling is of white calcium silicate brickwork. Windows and doors (internally and externally) have been changed to the same modern and inelegant white aluminium system with blue panels. Parts of the building feature good quality herringbone parquet flooring and ceilings (where not

covered) include dark timber wood strips in a Scandinavian manner. This building appears (on current information) to be of lesser interest, since the work of the team is somewhat generic and widespread in London.

- 5.4.8 Various minor external changes are proposed. The only change which affects the 1972 Foster fabric is the provision of rooflights to some parts of the roof of Block B. These are required for cross ventilation and will not be visible from ground level. Acceptable detail has already been provided. Other external changes to both Blocks A and B are to fabric which is not 1972 Foster and are neutral or beneficial in impact. Details of the proposed materials have been provided already and these are appropriate and acceptable. The building is in need of repair, renovation and decluttering and this will be a benefit. The removal of Porta Cabins and refreshing the landscaping will be a benefit. The provision of the Art Classroom in the 1972 Foster building does alter the original floorplan by intruding into the original corridor and this is harmful. The applicant makes the case that this harm is justified by the need to provide this space and the lack of alternatives.
- 5.4.9 NPPF Para 197 requires that “The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.” In this case, it is considered that the harm caused to the 1972 Foster building is relatively minor and that this is outweighed by the public benefit of the reinstatement of a school on this school site.
- 5.4.10 The proposals cause no harm to the setting of the Northwold and Cazenove Conservation Area because the external changes are minor, generally positive and the building is set back so far from Ickburgh Road.
- 5.4.11 The proposal therefore conforms with NPPF Paras 193 to 202. The proposed development conforms with London Plan Policy 7.8 Heritage Assets and Archaeology Part D: “Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.” The proposed development conforms with the adopted Local Plan, Hackney: A Place for Everyone, Policies LP1 Design Quality and Local Character and LP4 Non-Designated Heritage Assets. The proposals conform with the requirements of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Design and Appearance

- 5.4.12 The proposed alterations, with the exception of the new entrance lobby, will not result in additional height or massing being introduced to the site but rather, through the removal of portacabins and temporary sheds, will result in the reduction of built mass across the site. The removal of these structures will result in a greater openness of the site that will increase visibility of the two original school buildings, in addition to contributing to the reinstatement of a cohesive design through the removal of temporary buildings and sheds.

- 5.4.13 The new entrance lobby to be constructed on the northern elevation of Block A is to have an area of approximately 8m² and will be fully glazed, with a height that sits below the original eaves level. This is considered to be of a scale and materiality that will not detract from the overall appearance and massing of the host building.
- 5.4.14 The internal reconfigurations are minor in scale and are not considered to be development that requires planning permission. Whilst it is appreciated that Block B is a Non Designated Heritage Asset, the internal configuration of the building has been significantly altered from its original form over the years and moreover, the Council has little control over the internal layout of Non Designated Heritage Assets.

Materials

- 5.4.15 Concern was raised regarding the use of modern materials in the refurbishment of the buildings, particularly the use of timber. The applicant has provided specifications of the materials to use and following the review of samples, the Council's Principal Conservation and Design Officer is satisfied that the materials will be of high quality. Subject to a maintenance condition relating to weather resistant treatment of the timber cladding and screening, the proposed materiality of the development is considered acceptable.

Architecture

- 5.4.16 The buildings are in need of repair, renovation and decluttering. The proposed alterations and additions largely seek to retain the existing character and form of the host buildings, whilst meeting the changing needs of the students that would be attending the school. Additionally, it is emphasised that other than the insertion of rooflights, the external changes to both Blocks A and B are to fabric which is not part of the original Foster building; these changes are considered to be neutral or beneficial in impact to the character and appearance of the two buildings.

Accessibility

- 5.4.17 London Plan policy 7.2 and LP1 of LP33 seek to achieve the highest standards of accessible and inclusive design. The school is single storey and therefore the buildings are largely accessible, with inclusive design measures already in place. Whilst Garden 2 is not intended for non-ambulant students, the proposal includes additional measures to ensure the site and buildings are accessible and inclusive in their design to accommodate any visitors to the school. The following measures will be implemented as part of this development:
- Retain existing level access in the existing entrance and at other thresholds around the building;
 - automatic opening doors controlled by reception or via fob (for staff) within the new draught lobby;
 - installation of an induction loop and low level counter within the new reception desk
 - retention of 2x accessible parking spaces;
 - provision of 3x wheelchair accessible WCs.

- 5.4.18 These measures are considered to ensure that the site continues to be inclusive in design, in accordance with policy 7.2 of the London Plan and LP1 of Hackney's LP33.

Landscaping

- 5.4.19 The proposal includes a small amount of landscaping works to the site; these are largely limited to resurfacing and levelling works to pathways and the asphalt games area to the south of Block A.
- 5.4.20 Some existing play equipment is to be removed; given the age group of Garden 2, the removal of redundant play equipment for younger children is acceptable, as this will open up more flexible open space for the future students to use.
- 5.4.21 The proposal includes the removal of various planter beds around the site; this will be offset by new planters located to the northern elevation of Block A and overall is considered to have an acceptable impact on the landscaping of the site.

5.5 Quality of facilities

- 5.5.1 The proposal will update and modernise the existing school facilities to better meet the needs of future students. The additions and alterations will allow for a greater level of natural light into the spaces, largely through the insertion of roof lights, and an improved space configuration. As such, the proposal is considered to improve the quality of school facilities.

5.6 Transport and Highways

Trip Impacts and Assessment

- 5.6.1 As previously mentioned, the reinstatement of a school on this site is not considered to be development and notably, previous school operations have not been restricted in numbers or hours of operation via planning permission.
- 5.6.2 The applicant has submitted a travel plan with the application, demonstrating that the majority of students will travel to and from the school via sustainable modes of transport, including bicycle, bus and rail options. Given the relatively small scale of the school role (50) and the historical intended use of the site for educational purposes, the impact of the proposal on the surrounding highway and transport network is considered to be acceptable, and will be a continuation of the impact of the previous school use.
- 5.6.3 As such, the trip impact of the reinstated school is considered acceptable.

Cycle Parking

- 5.6.4 Policy 6.9 and table 6.3 of the London Plan requires a school such as this to provide cycle parking for students, staff and visitors. The minimum requirement for this site would be 15 cycle spaces (1 per 8 staff, 1 per 8 students and 1 visitor space per 100 students). The proposal includes 10 Sheffield stands (space for 20 bicycles) being

installed near the northern access way from Ickburgh Road. This is in accordance with the requirements of the London Plan and is an improvement to the site.

Car Parking

- 5.6.5 Two on-site blue badge parking spaces will be created through the proposal; the standards set out by the London Plan require a percentage of parking provided to be designated blue badge parking bays. As the proposal only provides two on-site parking spaces, both which are for blue badge parking permit holders, this is in accordance with policy 6.13 and 7.2 of the London Plan.

Servicing

- 5.6.6 As noted within the applicant's Travel Plan, the school will expect approximately 8 small deliveries of supplies using a delivery courier or van to be made during the course of a week. Additionally, the school will expect 1 delivery of food each week to the Catering Kitchen using a large van. These servicing vehicles will be able to enter the school from Ickburgh Road and deliver directly to the Main Entrance area and Kitchen. Servicing vehicles will then be able to turn within the entrance area to the north of Block A and exit the site in a forward gear.
- 5.6.7 Given the lawful use of the site as a purpose-built school, this level of servicing is considered to be minimal and will have an acceptable impact on the surrounding highway network.

Construction Logistics

- 5.6.8 The scale of the construction works are minor in scale and will result in minimal construction traffic disrupting the surrounding highway network.

5.7 Impact to Amenity of Neighbouring Residential Properties

- 5.7.1 London Plan policy 7.4 states development should have regard to the form, character and function of an area and the scale, mass and orientation of surrounding buildings. Policy LP2 of LP33 states that development should not cause significant harm to the amenity of neighbouring properties. The potential impacts of the proposal on the amenity of neighbouring properties relate to daylight/sunlight, outlook (including bulk and dominance issues) and privacy matters, emphasising that the use of the site as a school is established and the proposal will not increase the use or capacity of the site and therefore any impact of noise and disturbance is already established and will not be worsened by the proposed development.
- 5.7.2 The proposal involves very limited alterations to the buildings and landscaping on site, and with the exception of the new glazed entrance lobby and bin store, will not result in additional bulk and massing that could impede on the residential amenity of neighbouring properties.
- 5.7.3 Whilst the proposal includes the insertion of new openings in some of the elevations of Block A and B, given the single storey nature of the buildings, the removal of these openings from residential boundaries and the existing level of glazing across

the two buildings, the proposal is not considered to result in an increased level of overlooking into neighbouring properties.

- 5.7.4 The proposed glazed entrance lobby will be located on the northern elevation of Block A, will have a height that sits below the eaves of the original building and will be naturally recessive in design as a result of the glazed materiality. This space is intended as a transitory space and therefore will not result in increased levels of overlooking into neighbouring properties. It is also emphasised that the new structure will be separated from the rear elevation of neighbouring properties along Ickburgh Road by approximately 26 metres and therefore mitigates any potential concerns of overlooking and loss of privacy.
- 5.7.5 The proposed bin store is located adjoining the boundary shared with no. 30 and will be screened by the tall boundary wall that separates the two properties.

5.8 Sustainability

- 5.8.1 All new developments need to consider statutory requirements to reduce pollution, energy and carbon emissions, and should incorporate best practice design principles and guidance where appropriate.
- 5.8.2 Policy 5.5 of the London Plan and LP54 of LP33 requires all development to regulate internal and external temperatures through orientation, design, materials and technologies which avoid overheating, in response to the Urban Heat Island Effect and addressing climate change.
- 5.8.3 Policy LP55 applies to all new developments and states that these must actively seek to mitigate the impact of climate change through design which minimises exposure to the effects, and technologies which maximise sustainability.
- 5.8.4 The proposed development will, where possible, bring the buildings up to modern standards of insulation and energy performance as required by building regulations. The following measures will be included to improve the energy efficiency of the buildings:
- Re-roofing the buildings, with new insulation installed for Block A
 - Improving the thermal performance of the spaces by introducing opening roof lights to create cross ventilation
 - reinstating clerestory windows in the main hall to allow for natural cross ventilation
 - providing new low energy LED lighting
 - renewing power and data to all areas
 - construction of a new entrance lobby with controlled access doors to limit heat losses/gains.
- 5.8.5 These are minimal alterations that will retrofit and modernise the functionality and efficiency of the school buildings. Such measures will extend the life of the existing buildings on site and therefore reduce construction and building waste on site through the retrofitting of existing buildings.

- 5.8.6 Overall, the proposal is considered to result in a sustainable form of development through measures that are of a scale appropriate to the scale of development.

5.9 Drainage

- 5.9.1 London Plan policy 5.12 states that development proposals must comply with the flood risk assessment and management requirements over the lifetime of the development and have regard to measures proposed in flood management plans. Policy LP53 of LP33 requires all development to have regard to reducing flood risk, both to and from the site, over its expected lifetime. The policy further states that all development should decrease vulnerability to flooding through appropriate siting, design and on-, and off-site mitigation.
- 5.9.2 The proposed development will reduce building mass across the site, and whilst measures to proactively improve sustainable drainage on the site have not been proposed, given the limited scale of works involved within this proposal, the development is considered to have an acceptable impact on the drainage and flood risk of the site.

5.10 Waste

- 5.10.1 The proposal includes the erection of a new timber bin enclosure located on the boundary shared with no. 30 Ickburgh Road to create a more formal and contained storage space than the previous arrangement. Refuse and recycling comments and any prospective conditions will be updated by way of an addendum.

5.11 Biodiversity

- 5.11.1 Policy 5.11 of the London Plan and LP46 of Local Plan 33 requires that all development should enhance the network of green infrastructure within the Borough.
- 5.11.2 The subject site benefits from a level of greening and vegetation that will be maintained through the proposed development; given the scale of works proposed, this is considered to be acceptable.

6.0 CONCLUSION

- 6.1 For the reasons discussed in this report, the proposal is, on balance, deemed to comply with pertinent policies of Hackney's Local Plan 2033, the London Plan (2016) and in accordance with the NPPF, any harm caused to the fabric of the Non Designated Heritage Asset is outweighed by the substantial public benefit of reinstating a school. The granting of permission therefore is recommended subject to conditions.

7.0 RECOMMENDATIONS

7.1 Recommendation A

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

- 7.1.2 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).

- 7.1.3 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.

- 7.1.4 All works affecting the external surfaces, in respect of all the works hereby approved (and any other incidental works to be carried out in this connection) shall match the details submitted and hereby approved in respect of materials used, detailed execution and finished appearance.

REASON: In the interests of protecting the character and appearance of the host buildings and the Non Designated Heritage Asset.

- 7.1.5 The timber facing material as shown on the plans and details (drawing no. 298-852 Rev A, 298-853 Rev A, 298-200 Rev T2, 298-203 Rev T2 and 298-205 Rev T2) hereby approved under condition 2 of this permission, shall be coated with a weather resistant treatment before the use is first commenced and is to be maintained as such in perpetuity.

REASON: To ensure a high quality and long-term maintenance of the timber facing material, and to protect the character and appearance of the host buildings.

- 7.1.6 The cycle storage facilities as shown on the plans and details (drawing no. 298-801 Rev A, 298-802 Rev B, 298-809 Rev B and 298-852 Rev A) hereby approved shall be implemented before the use is first commenced.

REASON: In the interests of promoting sustainable and active forms of transport.

- 7.1.7 All provisions and facilities to be made for people with disabilities as shown on the plans and details hereby approved shall be implemented before the use is first commenced.

REASON: In order to deliver an inclusive and accessible development.

7.2 Recommendation B

- 7.2.1 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 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).

9. INFORMATIVES

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

ALED RICHARDS

Director, Public Realm

NO.	BACKGROUND PAPERS	NAME/DESIGNATION AND TELEPHONE EXTENSION OF ORIGINAL COPY	LOCATION CONTACT OFFICER
1.	<p>Application documents and LBH policies/guidance referred to in this report are available for inspection on the Council's website</p> <p>Policy/guidance from other authorities/bodies referred to in this report are available for inspection on the website of the relevant authorities/bodies</p> <p>Other background papers referred to in this report are available for inspection upon request to the officer named in this section.</p> <p>All documents that are material to the preparation of this report are referenced in the report</p>	Claire Moore x4430	1 Hillman Street, London E8 1FB