

ADDRESS: Leagrave Street, Off Chatsworth Road, Hackney, London, E5 9QX	
APPLICATION NUMBER: 2021/1747	
WARD: Lea Bridge	REPORT AUTHOR: Nick Bovaird
DOCUMENTS: Planning Statement, Materials Sheet , IF 14-05-200 Rev C, IF 14-05-201 Rev C, IF 14-05-202 Rev C, SWL234(ADL235)-AD-A-260 P5, AD-452 Rev P1, AD-3000 Rev P3, AD-950 Rev P1, AD-831 Rev P1, AD-830 Rev P1, AD-755 Rev P2, AD-751 Rev P2, AD-497 Planning Rev P2, AD-495 Planning Rev P2, AD-006 Rev P4, Letter from Anthony Wickett dated 25 August 2021	VALID DATE: 10/08/2021
APPLICANT: Charlotte Summers (Southern Housing Group)	AGENT: Architectural Department Mulalley (Mulalley & Company Ltd), Teresa Gavin House Woodford Avenue, Woodford, IG8 8FA
PROPOSAL: Submission of details pursuant to condition 3 (Materials, Detail drawings, boundary treatment and play area) of planning permission 2014/4092 dated 15/08/2016.	
POST SUBMISSION REVISIONS: Amendments have been made to the detailed drawings of the balconies and louvred oriel windows in response to officer feedback. This led to a reconsultation with Design Officers but not with neighbours, since this type of application does not require neighbour consultation.	
REASON FOR BEING HEARD AT COMMITTEE: At the time the application to which the above condition relates (2014/4029) was heard at committee, it was requested that this consideration be brought back for consideration.	
RECOMMENDATION SUMMARY: Discharge Conditions	

ANALYSIS INFORMATION

ZONING DESIGNATION: (Yes) (No)

CPZ		X
Conservation Area		X
Listed Building (Statutory)		X
Listed Building (Local)		X
POA/PIA		X

LAND USE DETAILS:	Use Class	Use Description	Floorspace Sqm
Existing	A1	Retail Warehouse	1067
Proposed	A1/A2/B1 C3	Flexible Retail/Office Residential	270 3994

CASE OFFICER'S REPORT
1. SITE AND CONTEXT

- 1.1 The application site is vacant. It previously comprised a single storey, double height retail warehouse building with ancillary car park (10 cars) and service area, located on the southern side of Leagrave Street, to the east of the junction with Chatsworth Road, E5. The site was operated by Magnet, with the building comprising a red brick structure with corrugated roof.
- 1.2 The adjacent residential buildings to the north (Leagrave Street) and west (Hillstowe Street) are predominantly 2 storeys in height, with some corner elements comprising 3 storeys.
- 1.3 Immediately to the south is a LBH Parks Depot building accessed from Chatsworth Road and beyond is Millfields Park stretching from the south to the west of the site. A number of established London Plane trees lie along the site's southern periphery. The surrounding context is predominantly residential in character.
- 1.4 Nearby notable features include Lea Bridge Road to the north and River Lea to the east. The site has a Public Transport Accessibility Level (PTAL) of 3 and is not located within a Controlled Parking Zone (CPZ).

2. CONSERVATION IMPLICATIONS

- 2.1 The site is not located within a conservation area and does not lie within the setting of a listed building.

3. HISTORY

- 3.1 Planning Ref: 2014/4092
Development Description: Demolition of existing retail (A1) building and erection of part 3, part 4 storey buildings to provide 270sqm of flexible commercial (A1/A2/B1) space, 48 self contained dwellings (8x1, 30x2, 10x3 bed), landscaped amenity space, cycle parking, plant and refuse storage.
Decision Level: Committee
Decision Date: 15/08/2016
Decision Type: Granted
- 3.2 Planning Ref: 2019/1717
Development Description: Non material amendment to permission 2014/4092, dated 15/08/16 to vary the wording of conditions 3 (materials), 7 (green/ brown roofs) and 10 (landscaping) to "prior to above ground works" and update the required standard to be met in condition 18 (sound insulation) to BS 8233: 2014.
Decision Level: Delegated
Decision Date: 05/06/2019
Decision Type: Granted
- 3.3 Planning Ref: 2019/2867
Development Description: Submission of details pursuant to condition 8 (Tree Protection Method Statement) attached to 2014/4092 dated 15/08/16
Decision Level: Delegated
Decision Date: 15/01/2020
Decision Type: Granted
- 3.4 No appeal or enforcement history.**

4. CONSULTATION

- 4.1 Site Notice: No. Public consultation is not statutorily required for Approval of Details applications.
- 4.2 Press Advert: No. Public consultation is not statutorily required for Approval of Details applications.
- 4.3 **Neighbour Consultation**
- 4.3.1 No consultation responses have been received.
- 4.4 **Other Council Departments**

4.4.1 No responses have been received from other Council departments.

5. POLICIES

5.1 The following details the adopted policies of relevance to the determination of the application:

5.2 Hackney Local Plan (2020)

LP1 Design Quality and Local Character
LP50 Play Space

5.3 London Plan (2021)

D4 Delivering good design
S4 Play and informal recreation

5.4 National Planning Policies

National Planning Policy Framework (NPPF)
National Planning Policy Guidance (NPPG)

6. COMMENT

6.1 Condition 3 of planning permission 2014/4092 dated 15/08/2016 states:

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 prior to the commencement of the development. The development shall not be carried out otherwise than in accordance with the details thus approved.

- *Material samples of brick, mortar, window frames, zinc cladding, coloured glass;*
- *Details of typical windows, communal doors, doors to service areas;*
- *Details of balconies and parapet and drainage of balconies particularly along the south-west elevation;*
- *1:10 details of a typical projecting windows along the North-West elevation;*
- *Details of play equipment, and surface treatment along the children's play area;*
- *Details of boundary treatment.*

6.2 The condition requires the submission and approval of the materials and details of the external materials of the approved scheme, to ensure that

the design quality of the development is as high as envisaged at the time of the original approval.

- 6.3 The proposal has been reviewed by the Borough's Design Team and a query was raised about the width of the surrounds to the projecting bays, which are therefore a little heavier and less refined than those of the approved scheme. The applicants have clarified that the approved scheme was unrealistic in this regard and that the proposed frame widths around these windows are the thinnest achievable once a sufficient depth of insulation to meet the energy requirements and an adequate substructure is provided. It is considered that this represents a minor compromise on the appearance of the approved scheme and is reflective of the detailed work carried out by the applicant at this stage in respect of the practicality of the build. The change would not have a significant impact on the character of the approval and, as such, the proposed detailing to the projecting bays is considered to be acceptable in this instance.
- 6.4 Following amendments to improve the detailing of the balconies during the course of this application, these are considered acceptable.
- 6.5 It is noted that a s73 application to change some elements of the scheme has been submitted. At the time of writing (12/08/2021), this application remains undecided. As such, this application relates solely to the acceptability of the materials, details and play area of the scheme that was proposed on the original drawings approved under 2014/4092.
- 6.6 A roundabout has been removed from the play area (as approved) and replaced by a see saw, which requires less room to operate. This amendment is understood and is considered acceptable. Overall, the play area, which runs through the middle of the building and contains a smaller children's area with play equipment to the south, is considered acceptable for this constrained location.
- 6.7 In other respects, the materials and submitted details are in line with the expectations at the time of the application and are considered to be of a high quality.

7. CONCLUSION

- 7.1.1 The details submitted are considered sufficient and acceptable to discharge the condition. As such, it is recommended that condition 3 (Materials, Detail drawings, boundary treatment and play area) of planning permission 2014/4092 dated 15/08/2016 be discharged.

RECOMMENDATION

RECOMMENDATION A:

That condition 3 (Materials, Detail drawings, boundary treatment and play area) of planning permission 2014/4092 dated 15/08/2016 be discharged.

8. INFORMATIVES

No informatives necessary.

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

ALED RICHARDS – DIRECTOR, PUBLIC REALM

NO	BACKGROUND PAPERS	NAME/DESIGNATION AND TELEPHONE EXTENSION OF ORIGINAL COPY	LOCATION CONTACT OFFICER
1.	Submission documents and LBH policies/guidance referred to in this report are available for inspection on the Council's website.	Nicholas Bovaird Planning Officer Ext. 8291	2 Hillman Street, Hackney, E8 1FB
2.	Policy/guidance from other authorities/bodies referred to in this report are available for inspection on the website of the relevant authorities/bodies		
3.			

	Other background papers referred to in this report are available for inspection upon request to the officer named in this section.		
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