

LONDON BOROUGH OF HACKNEY

PLANNING SUB-COMMITTEE
07 July 2021

ADDENDUM SHEET

ITEM 5: 16 Orsman Road

Two additional objections have been received since the report was published. An additional email was sent to the chair. The following comments were made:

- Reliance Wharf on the north side of the canal was not consulted on the proposals

Officer's response: The two buildings immediately opposite the development were consulted but Reliance Wharf to the north-east is further than 30 metres from the site.

- The proposed building would break a clearly established five storey height. Some north side buildings are six storeys but do not overshadow the canal due to the orientation. The overall height is too tall.
- Section drawings don't address impact or height comparison with buildings on the north of the canal
- Poor quality of the planning application drawings
- Views of the scheme have not been included
- Facades lack character or articulation with basic 'ribbon windows' to the south and curtain wall glazing to the north
- Proposals offer little to the character and appearance of the waterfront setting
- 6 Orsman Road is a downgrade in quality and this development is similarly lacking in terms of opportunity to contribute to public realm to the north and a distinct varied street to the south
- Proposed materials appear to be poor quality

Officer's response: The development and submitted documentation was reviewed by the Council's urban design officers and was considered sufficient to determine whether or not the proposed development was acceptable. Further assessment is made within the design section of the report.

- Daylight and sunlight impacts for Reliance Wharf and 42-44 Orsman Road were not assessed. With the combined impact with 6 Orsman Road many dwellings could fall well below BRE targets. Deviations from BRE targets shouldn't be allowed because of the pre-existing 'sensitivities' such as deep plans or single aspect units.
- While mixing of uses is positive question curtain wall glazing opposite flats
- 6 Orsman Road has caused shadowing which should be avoided with this development

Officer's response: The developments which were assessed were those most likely to be affected by the development, given the siting of Reliance Wharf and 42-44 Orsman Road in relation to the application site it was not necessary for an assessment to be undertaken in respect of these properties. The curtain glazing from a previous iteration of the scheme has been removed and replaced with smaller windows. Automatic blinds will reduce the impact of light spill on residential

flats opposite. Impacts of shadowing on buildings in relation to other schemes are not considered material to this application.

- Cluster of trees and greenery aren't referenced in the DAS. This green patch is a well-used habitat for birds.
- Concern that the proximate construction work & building line will damage this green area and curtail the expected life span of the trees.
- The development should be required to contribute to enhancement of greenery as with the neighbouring developments.

Officer's response: The TPO trees and bank are referenced in the documentation provided. The Council's tree officer has reviewed the arboricultural method statement and is satisfied the trees will be protected during construction. Conditions requiring compliance with the method statement are included. Conditions requiring development to take place out of nesting season have also been included. Biodiversity enhancements are required by condition.

Amend condition

8.1.30 Ecological management plan

Prior to the commencement of the development hereby permitted, with reference to the recommendations of the Preliminary Ecological Appraisal ref 551286jc13Feb20FV01_PEA.docx hereby approved, an Ecological Management Plan, setting out details of the proposed ecological mitigation, to include 50 metres of floating habitat, marginal habitat, roof terrace landscaping, integrated invertebrate habitat features, and bird and bat boxes and details of the long-term management and maintenance of these, shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Canal & River Trust.

The development shall be carried out in accordance with the approved details prior to occupation of the development and retained as such thereafter.

REASON: To ensure there is no adverse impact on the biodiversity of Regent's Canal as a result of the proposed development

Amend condition

8.1.32 Clearance work

Demolition and site clearance work should be undertaken outside of the nesting bird season, taken to run from March to August inclusive. If this is not possible, site clearance must only take place after a suitably qualified ecologist confirms the absence of nesting birds on site and within any suitable habitat within 10m of the works, the results of which must be submitted to the Local Planning Authority and approved in writing prior to any demolition commencing

REASON: In the interest of the biodiversity of the adjacent metropolitan grade SINC

Amend condition

8.1.33 Lighting

Prior to occupation of the development, full details of the proposed lighting scheme including UV spectrum, to include a lux levels plan and details of measures to adequately mitigate light pollution affecting the adjacent Site of Importance to Nature Conservation shall be submitted to and

approved in writing by the Local Planning Authority prior to relevant part of the development commencing on site. These measures shall include:

- Roller blinds set on an automated timer and automatically lowered daily between the hours of 20:00 and 07:00 the following day, which shall cover the full extent of all the north facing windows;
- Lighting strategies that reduce the output of luminaires closer to the facades
- Light fittings controlled through the use of sensors
- Confirmation that the balconies will not be externally lit

The approved mitigation measures shall be implemented strictly in accordance with the approved details prior to first occupation and shall be permanently maintained thereafter.

REASON: In the interests of biodiversity and avoid disturbance to the ecosystem

Add to Recommendation B

8.2.7a Blue badge space contribution: £3,000

ITEM 6: Wilmer Place

Neighbour Objections

Two additional neighbour objections have been raised since the report was published. The two objections raise the following new issues.

- Negative impact on local house prices;
- Impact on existing local infrastructure (medical, transport and education);
- The development would not benefit existing local residents.

Officer's Response: The impact from development on house prices is not a material planning consideration. The impact on local infrastructure is mitigated by the Community Infrastructure Levy, for which the Hackney CIL charge is £144,705.00 for this development. The benefits of the development are discussed in the main body of the report.

As such paragraph 4.5.1 should be amended to read:

4.5.1 Five written representations objecting to the proposal have been received:

The relevant areas of objection are summarised as follows:

- Impact of the design on the surrounding conservation area and Abney Park;
- Impact on neighbouring amenity in respect of daylight/sunlight, outlook, overlooking and noise from new residents;
- Increased number of vehicles with regard to parking, traffic congestion and traffic safety;
- Impact of light pollution from the development;
- Impact on Abney Park and biodiversity;
- Impact of construction phase on residents and biodiversity;
- Lack of playspace for children;
- Not clear who will maintain the landscaping and green roofs;
- Negative impact on local house prices;
- Impact on existing local infrastructure (medical, transport and education);
- The development would not benefit existing local residents.

Officer's note: as per paragraph 4.5.2, all these matters have been addressed in the body of the report.

Fire Strategy

Following further discussions between the applicant and L.B.Hackney Building control, the Fire Strategy condition should be amended to read:

8.1.14 Fire Strategy

Prior to the commencement of the development hereby approved, a detailed Fire Strategy shall be submitted to and approved by the Local Planning Authority. The Fire Strategy shall include but not be limited to, the following:

- a) The details and measures set out in the Fire Strategy Policy D12 Rev 2 hereby approved;
- b) Independent escape provided from the ground floor apartments, so that there is no accommodation opening into the final escape route from the staircase, and/or;
- c) An additional final exit provided to the rear of the building to give the occupants on the upper floors an alternative escape route without passing the ground floor apartments;
- d) Details of any proposed provision of an evacuation lift for disable occupants.

The development shall not be carried out otherwise than in accordance with the details thus approved and shall be maintained throughout the lifespan of the development.

REASON: To ensure that the measures outlined to mitigate the risks of fire remain part of the development as constructed.

ITEM 9: 70 Osbaldeston Road

Neighbour Objections

Since the report was published, 3 further objections have been received together with a letter signed by 8 people, of these only 2 are additional objectors, resulting in a total of 15 objections.

The objections raised were covered in previous objections and have been addressed in the officer report. One objection that had not previously been raised was with regard to construction impacts - noise, pollution and dust impacts.

Officer Response: The construction works are not large scale and would be excavating to enlarge an existing basement area. The application secures a Construction Logistics Plan as part of the development. Whilst the excavation works have commenced, the works are not complete and so there is still a requirement for the applicant to provide a CLP to mitigate any further construction related impact.

Enforcement History

Clarification - paragraph 3.2 stated that this planning application was submitted following the opening of the enforcement case. However, a planning application was made in July 2020, 4

months before the enforcement case, this was lost in the cyber attack so a new application had to be resubmitted.

Paragraph 6.1.5 - It is stated that a new entrance is proposed “creation of an additional entrance with steps into the proposed basement flat”. However, the entrance to the front is an original feature of the property. Additional stairs are proposed given the additional depth proposed. There is a door within the lightwell but this does not provide access from the street.

Paragraph 6.8.3 - It is stated that two bike stores are proposed in the front garden and one internally. However, only one bike store is proposed in the front garden (the full details of which will be secured via a condition).

Signed.....

Date.....

ALED RICHARDS
Director, Public Realm