

# LONDON BOROUGH OF HACKNEY

PLANNING SUB-COMMITTEE  
28/02/2022

ADDENDUM SHEET

## **ITEM 5:**

**Britannia Leisure Centre (including car park and hard courts) adjacent to Hyde Road and Pitfield Street N15 JU; land on the corner of Penn Street and Bridport Place; and other land within Gopsall Street, Northport Street and Shoreditch Park (including, but not limited to, Grange Street).**

**The development description should be amended to include condition 38, which is a reserved matters condition assessed within the committee report and remove reference to condition 46 (as per the notes below):**

Application for the approval of reserved matters in relation to hybrid planning permission 2018/0926 (as amended by planning permission 2019/3836) for the appearance, layout and landscaping for Plots H3/H4/H5/H6 comprising the construction of four buildings, ranging from 4 to 25 storeys in height, providing 387 residential units with private communal residential landscaped gardens, commercial space (Use Class E), as well as associated plant, cycle storage, refuse provision, other residential ancillary space and public realm improvements. This application has been submitted pursuant to conditions 30 (Energy, Sustainability and Overheating), 36 (Appearance, Layout and Landscape), **38 (Maximum Residential Units/Floorspace)**, 42 (Conformity statement), 43 (Sunlight and Daylight), 44 (Marketing Strategy), 45 (Wind Mitigation).

**In the Site Context section paragraph 1.1 should replace a reference to Northfield Street with a correct reference to Northport Street:**

1.1 The site is vacant land located between the northern boundary of Shoreditch Park, Pitfield Street to the east and Gopsall Street and a new school, to the north. It is located on the site of the former Britannia Leisure Centre. This phase of development follows construction of the new Leisure Centre on an area of hard surfaced courts to the south, on the east side of Shoreditch Park. The development red line of the wider site, subject of the hybrid permission, also includes the site of the new school on Hyde Road, between Northport Street and Pitfield Street, and an approved residential development on the corner of Hyde Road and Bridport Place.

**In paragraph 4.7.3 (Waste Consultee response) a reference to Northport Street should be replaced by a reference to Northport Street**

Our Operations Teams would require 4 copies of any keys needed to access the stores. This could be arranged through contacting [waste.operations@hackney.gov.uk](mailto:waste.operations@hackney.gov.uk). We note that there would be electronic barriers on the new section of Northport Street, operated by the building management company and leisure centre operator. The barriers would need to be openable for our vehicles at all times.

**In paragraph 6.6.6 the figure of 193 Sheffield Stands should be amended to read 157 stands:**

6.6.6 As this underprovision of accessible residential cycle spaces was noted at pre-application stage, intensive work was carried out with Transport Officers to optimise the provision

within the space available. The outline permission for these buildings creates considerable constraints but the aim has been to maximise the number of accessible spaces while balancing this against the overall quantum of provision. As a result of this work, the number of spaces provided via Sheffield stands has increased from 39 to 157 and the number of horizontal spaces (as opposed to vertical spaces) within apartments has increased from 0 to 78.

**Following further review of the applicants submission in relation to sustainability by RPS consultancy, while the methodology is accepted, further details are required in relation to the Carbon Offset payment referred to under condition 46 of the outline permission. As such, paragraphs 6.7.1 to 6.7.5 should be deleted and replaced by the following paragraph 6.7.1:**

- 6.7.1 The measures designed to ensure the sustainability of the development were approved under the hybrid permission. The Borough has employed external consultants to review the updated Energy, Sustainability and Overheating report (Revision P04) submitted with this application and they agree the overall methodology, finding no overriding compliance issues which would prevent the determination of the planning application. As such, a condition is recommended that requires details to be submitted prior to the commencement of Phase 2b, that will show compliance with the findings of that document. This will ensure that the proposed photovoltaic panels are installed, along with infrastructure capable of connection to the proposed Air Source Heat Pump District Heating Network at the Colville Estate.
- 6.7.2 During the course of the application, it has become clear that further information is required in relation to the Carbon Offsetting of the development. As such, the application does not seek to discharge the pre-commencement condition 46 of the outline approval and it is therefore recommended that the approved condition also be attached to this permission.

**The approved condition 46 of the outline permission should therefore be added to the recommended conditions, now as condition 34:**

#### **8.1.34 Energy Statement and carbon assessment for phase 2B**

Prior to commencement of phase 2B a carbon assessment for phase 2B outlining the residential and non-residential carbon reductions to a minimum of 35% improvement on Part L 2013 Building Regulations Target Emission Rate ("TER"). Any shortfall to 35%, through on-site measures, for non-residential and to Zero carbon (up to 100%) for residential elements will either be offset through a payment in lieu to the London Borough of Hackney at £60 tonne CO<sub>2</sub> over 30 years. And/or through carbon offsetting schemes directly identified by the applicant. The development shall thereafter be implemented in accordance with this assessment.

REASON: In order for the development to demonstrate an adequate response to climate change and climate change adaptation.

**Paragraph 6.1.2 should be amended to remove reference to condition 46 (Carbon Assessment):**

- 6.1.2 The details provided include those required by the following conditions of planning permission 2018/0926:
- 30 (Energy, Sustainability and Overheating)
  - 36 (Phase 2b: Details of the (i) Appearance, (ii) Layout and (iii) Landscape)
  - 42 (Statement of Conformity with approved 'Design Principles Version C' document)
  - 43 (Daylight and Sunlight Report)
  - 44 (Marketing Strategy for non residential floorspace)

- 45 (Wind Mitigation)

**Paragraph 8.1 should be amended to remove reference to condition 46 and include conditions 42 (conformity statement, in line with the development description and the assessment within the officer's report) and 38 (as above):**

8.1 That reserved matters approval be GRANTED (pursuant to condition 36 of permission 2018/0926), and conditions 30, 38, 42, 43, 44 and 45 of permission 2018/0926 be discharged, subject to the following conditions:

**The applicants have clarified that all necessary demolition has taken place. As such the Construction Management Plan condition under paragraph 8.1.6 should be amended to remove all references to demolition:**

**8.1.6 Construction Management Plan**

Prior to commencement of phase 2b a detailed Construction Management Plan covering the matters set out below shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the details and measures approved as part of the construction management plan, which shall be maintained throughout the entire construction period.

- a) A construction method statement covering the relevant phase of the development to include details of noise control measures and measures to preserve air quality (including a risk assessment of the construction phase);
- b) A construction waste management plan setting out how resources will be managed and waste controlled at all stages during a construction project, including, but not limited to, details of dust mitigation measures during site clearance and construction works (including any breaking out or crushing of concrete), the location of any mobile plant machinery, details of measures to be employed to mitigate against noise and vibration arising out of the construction process demonstrating best practical means
- c) Details of the location where deliveries will be undertaken; the size and number of lorries expected to access the site daily; the access arrangements (including turning provision if applicable); construction traffic routing; details of parking suspensions (if required) and the duration of construction
- d) Compliance with Non Road Mobile Machinery (NRMM) regulations

REASON: To avoid hazard and obstruction being caused to users of the public highway and in the interest of public safety and amenity, and to protect air quality and public health.

**Following advice from the Building Control department, Condition 28 should be amended so that consultation is also carried out with the London Fire Brigade:**

**8.1.28 Fire Strategy**

Prior to the occupation of the development a Stage 4 Fire Strategy document shall be submitted to and approved in writing by the Local Planning Authority in consultation with the London Fire Brigade, building on the details and measures set out in the Fire Safety document (Reserved Matters: Fire Strategies for Buildings H3-H6 November 2021 by Buro Happold) and drawings hereby approved. The details and measures thereby approved shall be carried out in full and maintained to the satisfaction of the Local Planning Authority for the lifetime of the development.

REASON: To ensure that the measures outlined to mitigate the risks of fire remain part of the development as constructed and to ensure that further details are provided in regard to the fire safety of the development prior to any occupation of the buildings.

**Condition 8.1.30 (Accessibility) should have it's REASON changed to:**

REASON: To ensure that the residential units are designed to be properly accessible to a wide range of users.

**Signed.....**

**Date.....**

**ALED RICHARDS  
Director, Public Realm**