

ADDRESS: Worship Square, 65 Clifton Street, Hackney, London, EC2A 4JE	
APPLICATION NUMBERS: 2022/0694	
WARD: Hoxton East and Shoreditch	REPORT AUTHOR: Barry Coughlan
DOCUMENTS: Facade Planning Conditions Document (dated 27/03/2022)	VALID DATE: 16/03/2022
APPLICANT: Forty Two House S.A.R.L % Agent	AGENT: DP9 100 Pall Mall London SW1Y 5NQ
PROPOSAL: Submission of details pursuant to condition 3a (Materials) attached to planning permission 2019/0462	
POST SUBMISSION REVISIONS: n/a	

REASON FOR REFERRAL TO PLANNING SUB-COMMITTEE:	
Major application	
Substantial level of objections received	
Council's own application	
Other (in accordance with the Planning Sub-Committee Terms of Reference)	Yes

RECOMMENDATION SUMMARY:

Approve details

ANALYSIS INFORMATION
ZONING DESIGNATION:

(Yes)

(No)

CPZ	X	
Conservation Area	X	
Listed Building (Statutory)		X
Listed Building (Local)		X
POA	X	
CAZ	X	

EXISTING LAND USE DETAILS

LAND USE	USE DESCRIPTION	GIA (SQM)
B1	Office	7,205
TOTAL		2,312

PROPOSED LAND USE DETAILS FOR THE MAIN APPLICATION

LAND USE	USE DESCRIPTION	GIA (SQM)
B1	Office	15,074
Flexible A1-A4/D1-D2	Retail/Restaurant/Café/Drinking Establishment/Non-residential Institution/Leisure	557
Ancillary Space	Plant/Lobby/Cycle Storage	1,969
TOTAL		17,600

PARKING DETAILS:

	Parking (General)	Spaces	Parking (Disabled)	Spaces	Bicycle storage
Existing		0		0	0
Proposed		0		0	443

CASE OFFICER'S REPORT

1. SITE AND CONTEXT

- 1.1 The proposal site is a roughly rectangular parcel of land situated on the corner of Worship Street and Clifton Street. The surrounding area is predominantly commercial in nature with some retail uses at ground floor level and residential on upper floors. The site to the north comprises a five storey office building (with set-back sixth floor) fronting Clifton Street with a ten storey student accommodation building located to its rear. To the east is a six storey former warehouse building (with a set-back seventh floor) that is in commercial use. The buildings to the south are four and five storey in height (with two additional set back storeys in the case of 50 Worship Street) and are both in office use. To the west are a pair of adjoining three-storey, Grade II listed buildings, the nearest of which has recently obtained permission for a change of use to a school (2018/0698).
- 1.2 There is a small open space to the immediate east of the site where a scheme of public realm works has recently been undertaken by the council. The space now comprises a small public square with planting, seating and cycle parking (the previous motorcycle parking has been removed).

2. CONSERVATION IMPLICATIONS

- 2.1 The site is located within the South Shoreditch Conservation Area. The pair of buildings immediately to the west at 2-4 Paul Street are Grade II listed and there is a Grade II listed post at the junction of Worship Street and Clifton Street adjacent the site. Other listed buildings within the area include the Grade II listed 72 Wilson Street to the west, the Grade II listed 103-105 Worship Street to the east and the Grade II* listed 91-101 Worship Street to the east.

3. HISTORY

- 3.1 2019/0462 - Demolition of the existing buildings and redevelopment to provide a 9 storey building and two levels of basement comprising office (B1) and flexible use (A1-A4, D1 and D2 with associated cycle parking, landscaping and enabling works. Granted 30/06/2020
- 3.2 2020/3176 - Non material amendment to planning permission 2019/0462 in order to amend the wording of condition 6 (PV installation) and add a condition inserting a phasing plan for the development. The following design amendments are also proposed: Changes to internal layout; Reconfiguration of plant at roof level; Minor facade amendments; Creation of roof terrace at level 9. Granted 24/03/2021
- 3.3 2021/3738 - Non material amendment to planning permission 2019/0462 in order to undertake the following design changes: lowering of level 6 parapet datum; realignment of facade at levels 6, 7 & 8; amended access

to terrace at level 9; amended colour of terracotta cladding on bookends.
Approved 12/04/2022

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 Given that the applications are for Approval of Details, no neighbour consultation is statutorily required.

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
 - LP3 Designated Heritage Assets
- 5.3 **London Plan (2021)**
 - D4 Delivering Good Design
 - HC1 Heritage Conservation and Growth
- 5.4 **National Planning Policies**
 - National Planning Policy Framework (NPPF)
 - National Planning Policy Guidance (NPPG)

6. COMMENT

- 6.1 This application relates to condition 3 attached to planning permission 2019/0462 which members requested come back to committee when an application to discharge is submitted. The development description of 2019/0462 is as follows:

Demolition of the existing buildings and redevelopment to provide a 9 storey building and two levels of basement comprising office (B1) and flexible use (A1-A4, D1 and D2 with associated cycle parking, landscaping and enabling works.

- 6.2 Condition 3 attached to planning permission 2019/0462 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 above ground works on site (excluding demolition works). Part a) below shall be presented before Planning Sub-Committee before being discharged. The development shall not be carried out otherwise than in accordance with the details thus approved.

- a) Samples of all external materials including ceramic joints and all ceramic colours; cladding material on the top storey; metalwork for plant storey and elsewhere*
- b) A mock up showing a join between ceramic and metal frame. Preferably an upper corner showing soffit/reveal and window frame*
- c) Details of reveals and soffits 1:10*
- d) Details of doors and windows at ground floor 1:20*
- e) Details of western flank wall*
- f) Details of how the ceramic foot will meet the ground*
- g) Parapet and coping details 1:10”*

- 6.3 The subject application relates to part A only, which requires the submission of material samples for all external materials. It is noted that the colour tone for cladding on the northern part of the eastern elevation was amended under NMA 2012/3738.

- 6.4 A document has been submitted which sets out details of the proposed materials. This includes details of the proposed terracotta cladding to be used on the main elevations, the pre-cast concrete cladding to be used on the rear elevations and the metal work to be used at the base and top of the building as well as for the window surrounds.

- 6.5 The proposed terracotta cladding would have three slightly darker tones on the corner part of the building and the two ‘bookends’ would have three lighter tones. The composition of colour tones has been carefully selected so that the gradations in tone from the base of the building to the top are subtle but still perceivable to the human eye. The choice of blue tones is

intended to complement the predominantly brown tones in the surrounding area and is in line with that originally proposed when the scheme achieved approval. Details have also been submitted relating to the profile and arrangement of ceramic tiles as they will be applied to a typical bay.

- 6.6 The metal work to be used at the base of the building and for window surrounds and spandrels is proposed as an anodized dark bronze. A natural anodised metal is proposed for the cladding of the top floor. The pre-cast cladding is proposed as an acid-etched white-grey cladding.
- 6.7 The details submitted have been assessed by officers and the material samples have been inspected on site. The proposed materials are considered to be of a high quality and appropriate for a building of this prominence and scale within the conservation area. As such, it is recommended that part A of the condition should be approved.

7. CONCLUSION

- 7.1.1 The details submitted are considered sufficient and acceptable to discharge the condition. As such, it is recommended that condition 3a (Materials Samples) attached to planning permission 2019/0462 be discharged.

8. **RECOMMENDATION**

RECOMMENDATION A:

That the details submitted to discharge 3a (Materials Samples) attached to planning permission 2019/0462 should be approved.

9. **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.	Barry Coughlan Planning Officer Ext. 7939	1 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		
3.	authorities/bodies 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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