

# LONDON BOROUGH OF HACKNEY

**PLANNING SUB-COMMITTEE**  
**06 July 2022**

**ADDENDUM SHEET**

## **ITEM 7: Alexandra Court, 1A Belgrade Road, London, N16 8AF**

**The applicants have clarified that it is not possible to make the three bedroom unit referred to in the report properly wheelchair accessible. As such, paragraph 6.1.1 should be amended to read:**

- 6.1.7 An M4 (3) "wheelchair accessible" home is proposed within the development, located at ground floor level fronting Princess May Road. This is in line with the 10% policy requirement. The recommended condition stipulates that the remaining fourteen units will be built to the M4 (2) 'accessible and adaptable dwellings' standard.

**In line with this assessment, the relevant condition should be amended to read:**

### **8.1.35 Accessible Dwellings M4 (3)**

One of the units hereby approved shall be completed in compliance with Building Regulations Optional Requirement Part M4 (3) 'wheelchair user dwellings' (or any subsequent replacement) prior to first occupation and shall be retained as such thereafter. The remainder of the units hereby approved shall be completed in compliance with Building Regulations Optional Requirement Part M4 (2) 'accessible and adaptable dwellings' (or any subsequent replacement) prior to first occupation and shall be retained as such thereafter.

REASON: To assist in meeting the Local Plan requirements to ensure the accessibility of dwellings and their ability to meet the needs of their users over time.

**Paragraph 6.1.12 refers to 'First Homes' and is considered unnecessary and should be removed:**

- 6.1.12 It is noted that a relatively new Affordable Housing product, 'First Homes', has been introduced by the Government. First Homes are the government's preferred discounted market tenure and it has been stated that they should account for at least 25% of all affordable housing units delivered by developers through planning obligations. However Hackney's Local Plan Policy LP13 prioritises the delivery of genuinely affordable tenures such as social rent and intermediate housing. As a form of discounted market sale, First Homes is not considered to be a genuinely affordable form of affordable housing in Hackney. The Local Plan was adopted in 2020 and has an up to date evidence base which identifies the need to deliver genuinely affordable housing as a priority. Similarly the recently adopted London Plan prioritises the delivery of affordable tenures such as low cost rent and intermediate rent. On that basis the Council would not support the provision of First Homes on schemes such as this as it would not deliver genuinely affordable homes in line with Local Plan Policy LP13 or the London Plan.

**In paragraph 6.3.2 the number of units proposed should read 15 (rather than 30) and should be amended to read:**

- 6.3.2 The proposal is for 15 residential units. All of the units meet the nationally prescribed space standards and are well laid out, with good floor to ceiling heights. All the units are

dual aspect and all benefit from some form of private amenity space in the form of a balcony or front garden.

**Similarly In paragraph 6.6.2 the number of units proposed should read 15 (rather than 16) and should be amended to read:**

6.6.2 Since the commercial area is small (circa 78m<sup>2</sup>) and the development has 15 dwellings, it is considered acceptable that a BREEAM certificate not be required in this instance. The domestic development achieves the minimum target of 35% CO<sub>2</sub> reductions beyond Part L 2013. The shortfall of 9.5 Tonnes of CO<sub>2</sub> annually to satisfy the target of zero carbon, is to be offset offsite or with a payment to the Carbon Offset Fund, via a S106 agreement. This for the stipulated period of 30 years at a current cost of 95 pounds per tonne of CO<sub>2</sub> is estimated as a contribution of £27,075.

**In paragraph 6.4.3, it was not fully made clear that the Blue Badge space to be provided on-street prior to the occupation of the development would be within 50m of the proposed entrance to the wheelchair accessible dwelling. As such, the paragraph should be amended to read:**

6.4.3 A CPZ exclusion to restrict parking permits being issued is recommended for all residential users of the proposed site (except those with a blue badge). The car parking is recommended to be limited to one blue badge car parking space, to be provided on the highway within 50m of the proposed entrance to the wheelchair accessible dwelling, prior to occupation of the development. This is included as part of the proposed legal agreement. Additionally, there is Pay and Display Parking on Princess May Road. Blue Badge holders are allowed to park in pay and display bays without charge in Hackney. Further provision of disabled spaces as required for existing and future residents would be controlled and monitored by the proposed Travel Plan. It is recommended that a Parking Design and Management Plan should be submitted prior to occupation indicating how the car parking would be designed and managed.

**The bicycle parking condition should be amended as follows to ensure that 4 Sheffield Stand spaces are provided (rather than 2):**

#### **8.1.9 Secure bicycle parking**

Before the development is first occupied, space shall be made available for the secure and waterproof parking of 42 bicycles, including 4 Sheffield Stand spaces and 4 larger cycle spaces, plus 4 Sheffield Stand spaces for staff and visitors in the forecourt, as per the drawings hereby approved. The cycle parking spaces shall be retained in perpetuity thereafter.

REASON: To ensure that a reasonable provision is made within the site for the parking of bicycles in the interests of discouraging car use, relieving congestion in surrounding streets and improving highway conditions in general.

### **ITEM 8: Woodberry Down Phase 3**

**The approved documents list should be amended through the deletion of the following drawing numbers:**

E730A-RJA-AZZ-12-DR-A-009-1001 rev P03 and E730A-RJA-AZZ-12-DR-A-009-1002 rev P02

**Signed..... Date.....**

**ALED RICHARDS**  
**Strategic Director - Sustainability and Public Realm**