

ADDRESS: 45 Southwold Road, London, E5 9PH	
WARD: Lea Bridge	REPORT AUTHOR: Danny Huber
APPLICATION NUMBER: 2022/1616	VALID DATE: 30/06/2022
DRAWING NUMBERS: HPA/PL/1343/001; 002; 003; Planning Statement June 2022; Design and Access Statement; Covering letter dated 24/06/2022	
APPLICANT: London Borough of Hackney	AGENT: Graham Allison Montagu Evans LLP
PROPOSAL: Conversion of first floor community meeting rooms (class F2 (b)) to a residential unit (class C3) and provision of cycle store to front elevation at ground floor level.	
POST SUBMISSION REVISIONS: None	
RECOMMENDATION SUMMARY: Grant planning permission subject to conditions and Section 106 legal agreement.	
NOTE TO MEMBERS: None.	

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

ANALYSIS INFORMATION

ZONING DESIGNATION

	Yes	No
CPZ	U	
Conservation Area		X
Listed Building (Statutory)		X
Listed Building (Local)		X
Priority Employment Area		X



Planning Sub-Committee – 02/11/2022

LAND USE	Use Class	Use Description	Floorspace Sqm
Existing	F2 (b)	Community meeting rooms	54
Proposed	C3	Residential unit	54

CASE OFFICER'S REPORT

1.0 SITE CONTEXT

- 1.1 The application site is located to the northern side of Southwold Road, adjacent to the junction with Dudlington Road.
- 1.2 The site consists of a two-storey end of terrace property, in use as a residential flat on the ground floor with a community meeting room on the first floor. The walls are faced with white render and the roof is hipped with slate tiling. There is a shared entrance for the ground and first floors to the Southwold Road elevation. This core is shared by 4 properties; 2 to the left and 2 to the right of the entrance.
- 1.3 There are no locally or statutorily listed buildings in the surrounding area and the closest conservation area is Lea Bridge located to the south of the site. The surrounding area is characterised by residential buildings in a range of scales and sizes.

2.0 RELEVANT HISTORY

- 2.1 NORTH/433/97/CO3 - Use as a tenant association community meeting room and office. Granted - 15/12/1997

3.0 CONSULTATIONS

- 3.1 Date Statutory Consultation Period Started: 18/07/2022
- 3.2 Date Statutory Consultation Period Ended: 30/08/2022
- 3.3 Site Notice: Yes.
- 3.4 Press Advert: Not required.

3.5 Neighbours

- 3.5.1 Letters of consultation were sent to 44 adjoining owners/occupiers.
- 3.5.2 At the time of writing the report, objections in the form of 1 written letter of objection had been received. This representation is summarised below:
 - object to a cycle hangar taking up parking space
 - object to loss of the community meeting place
- 3.5.3 *Officer Response:* The cycle store proposed will be located adjacent to the host building and will not occupy an existing parking space. The loss of community facilities will be addressed in the report below.
- 3.5.4 The above comments and all material planning considerations are addressed within the assessment section of this report.

3.6 Statutory / Local Group Consultees

3.6.1 None.

4.0 RELEVANT PLANNING POLICIES

4.1 Hackney Local Plan 2033 2020 (LP33)

LP1 - Design Quality and Local Character
LP2 - Development and Amenity
LP8 - Social and Community Infrastructure
LP12 - Meeting Housing Needs and Locations for New Homes
LP13 - Affordable Housing
LP14 - Dwelling Size Mix
LP17 - Housing Design
LP42 - Walking and cycling
LP45 - Parking and Car Free Development
LP54 - Overheating and adapting to climate change
LP55 - Mitigating Climate Change

4.2 London Plan 2021

D4 Delivering Good Design
S1 Developing London's Social Infrastructure
S2 Health and Social Care Facilities
D3 Optimising Site Capacity through the Design-led Approach
D4 Delivering Good Design
D5 Inclusive Design
D6 Housing Quality and Standards
D7 Accessible Housing
H1 Increasing Housing Supply
H2 Small Sites
SI 2 Minimising greenhouse gas emissions
SI 4 Managing heat risk
T5 Cycling
T6 Car parking

4.3 SPD / SPF / Other

Mayor of London
Social Infrastructure (2015)

London Borough of Hackney
Residential Extensions and Alterations SPD (2009)

4.4 National Planning Policies/Guidance

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

4.5 Legislation

Town and Country Planning Act 1990

5.0 PLANNING CONSIDERATIONS

5.1 The main considerations relevant to this application are:

- Principle of Development/Land Use
- Standard of accommodation
- Housing mix
- Affordable housing
- Design
- Neighbouring amenity
- Sustainability

5.2 Each of these considerations is discussed in turn below.

5.3 ***Background***

5.3.1 The proposal is to convert the property back to use as a single residential unit together with its own dedicated bicycle store located at ground floor level to the outside of the property. The property would be laid out as a 1 bed 2 person flat, with living room, bedroom, kitchen, bathroom and study. It would comprise 55 sqm (GIA).

5.3.2 The permitted use of the first floor of the property as shown by the planning record ref NORTH/433/97/CO3 is for use as a tenant association community meeting room and office.

5.3.3 The property was last occupied as a community meeting room for Radley and Southwold TRA but they have not been active since the beginning of the pandemic in March 2020. Prior to the 1997 change of use, the site was used as a flat and the layout remains unaltered, it is therefore capable of conversion back to a residential use without any further internal alteration.

5.4 ***Principle of Development/Land Use***

Loss of Community Facility

5.4.1 Policy S1 (Development London's Social Infrastructure) of the London Plan requires that development proposals that would result in a loss of social infrastructure should only be permitted where there are realistic proposals for re-provision that continue to serve the needs of the neighbourhood and wider community or the loss is part of a wider public service transformation plan which requires investment in modern, fit for purpose infrastructure and facilities to meet future population needs or to sustain and improve services.

5.4.2 Policy LP8 (Social and Community Infrastructure) of LP33 specifies that proposals involving the loss of existing social and community infrastructure will be permitted where a replacement facility of equivalent or better quality that meets the needs currently met by the existing facility is provided; or it has been demonstrated, as evidenced by at least a year of active marketing, that the facility is no longer required in its current use and it has been demonstrated that it is not suitable and viable for any other forms of social infrastructure for which there is a defined need

in the locality, or for which there is a current or future need identified in the Infrastructure Needs Assessment and Delivery Plan (IDP).

- 5.4.3 Although no marketing evidence was provided to show that the existing facility is no longer required in its current use, the applicant provided lists of nearby alternative community facilities.
- 5.4.4 According to the planning statement submitted, the nearest community hall to 45 Southwold Road is The Mount Community Hall, 21 Mount Pleasant Lane London E5 9DW which is fully accessible and DDA compliant. This is situated 0.4 miles from the community flat. There are also other larger more accessible facilities in the area which are not operated by the Council and these are listed as: Northwold Community Hall, Wigan Community Hall, High Hill Community Hall.
- 5.4.5 Policy LP8 of LP33 requires proposals for social and community infrastructure to meet current or future identified need, be of a high quality and inclusive design providing access for all, provide flexible, affordable and adaptable buildings, provide mixed used development, co-located with other social infrastructure uses and be located in places that are accessible by walking, cycling or public transport for its end users.
- 5.4.6 The existing community rooms, sitting on top of a ground floor residential flat with concrete stairs is considered not to be of a high quality and inclusive design providing access for all, as cited above under policy LP8.
- 5.4.7 Given the presence of nearby community facilities that meet the standards of policy LP8, on balance officers consider the loss of social and community floor space with significant accessibility and size constraints and replacement with residential floor space is considered a positive response and is supported in land use terms.

Proposed Residential Use

- 5.4.8 The principle of providing new housing within the Borough is generally supported at a national, regional and local level subject to assessments of other material considerations. Policy LP12 of the Hackney Local Plan states that the development of small sites to meet housing needs will be supported and that infill housing development and innovative approaches to housing delivery on small sites will be supported, subject to meeting other development plan policies. Point D of the policy notes that self-contained residential units are the priority residential land use in the borough and the type of land use for which there is the greatest need.
- 5.4.9 Given the history of the site with the property previously being in residential use and the need for residential use within the Borough, the proposed use is supported and would accord with the relevant policies of the Local Plan and London Plan.

5.5 Standard of Accommodation

- 5.5.1 The property would be laid out as a 1 bed 2 person flat, with living room, bedroom, kitchen, bathroom and study. It would comprise 54 sqm (GIA). The proposal meets the Greater London Authority Housing SPG requirements for 1B2P (50sqm) units.
- 5.5.2 All rooms would be served with suitable sized windows to ensure receipt of good levels of light and outlook. Furthermore the unit would have a good level of privacy.

5.5.3 Given the above, the proposal is considered to provide an acceptable standard of accommodation.

5.6 Housing Mix

5.6.1 Hackney LP33 policy LP14 (Dwelling Size Mix) sets out that the preferred dwelling mix for a market housing development is at least 33% of 3 or more bed units and a higher proportion of 2-bed units than 1-bed units.

5.6.2 The property would be laid out as a 1 bed 2 person flat, with living room, bedroom, kitchen, bathroom and study. The dwelling mix is supported due to the site constraint of being able to provide one unit only. Furthermore this would have been the original layout of the unit.

5.7 Affordable Housing

5.7.1 LP13 of Local Plan 2033 (2020) requires that small sites provide 50% of housing on site as affordable housing or a contribution in lieu equivalent to 50% of housing. The dwelling has been proposed as an affordable unit, therefore the contribution to affordable housing is being provided on site and will be secured through a legal agreement.

5.8 Design

5.8.1 Policy LP1 of the Hackney Local Plan notes that all development must be of the highest architectural and urban design quality.

5.8.2 There would be no alterations or building works to the exterior of the building except for the provision of a cycle store. The cycle store would be constructed from PVC coated galvanised steel.

5.8.3 The store would be of an appropriate design and materials, at a scale subordinate to the host building. It would have a modest appearance and would preserve the character and appearance of the host building and the surrounding area.

5.8.4 Subject to a recommended condition to provide details of the cycle store including proposed materials, the proposals are supported in design terms.

5.9 Neighbouring Amenity

5.9.1 Policy LP2 (Development and Amenity) of LP33 requires development proposals to be designed to ensure there are no significant adverse impacts on the amenity of occupiers and neighbours.

5.9.2 Given the nature of the proposal which would mainly involve internal alterations, it is considered that the development will not result in an unacceptable detrimental impact upon neighbouring occupiers in terms of provision of daylight/sunlight or outlook from the site, and would not result in unacceptable overbearing impact or sense of enclosure.

5.9.3 It is noted that the cycle store is located in proximity to the windows of the downstairs unit, however given the nature of the use of the cycle store and its siting not being directly under the windows, it is not considered to cause harm to the amenity of the occupiers of the ground floor unit. It is also important to note that the front amenity area is shared between the two flats.

5.10 Traffic and Transportation

5.10.1 The site is located within a Controlled Parking Zone, in accordance with LP45 the development would be required to be car free. This would be secured via a S106 legal agreement.

5.10.2 LP42 requires all development to promote sustainable transport by prioritising walking and cycling within the Borough. A 1 bed unit of this size is required to provide 2 cycle spaces. The development includes the provision of a cycle store to the front of the property which would provide space for 3 cycles. This would provide secure and sheltered cycle storage, in accordance with LP42 and is considered to be acceptable.

5.11 Sustainability

5.11.1 Policies LP54 and LP55 require that the development address overheating and consider sustainability measures.

5.11.2 The new development will provide energy efficient housing in accordance with current building regulations Part L. This will include:

- The use of efficient condensing boilers, replacing the existing heating including new radiators to each room controlled by a thermostat.
- Energy efficient lighting and appliances will be used throughout.
- Higher levels of insulation to the walls (infilling the cavity wall) and roof areas (300mm deep mineral wool insulation laid over the existing ceiling joists)
- Flow-limiting taps and dual flush WC's, amongst other measures, will help to reduce water usage.

5.11.3 These measures will be sufficient to address these issues given the scale of the development.

6.0 CONCLUSION

6.1 The proposed conversion of first floor community meeting rooms (class F2 (b)) to a residential unit (class C3) and provision of a cycle store at ground floor front is deemed acceptable. The residential unit will provide much needed affordable housing and will have a good standard of accommodation; the proposals will not have a demonstrably adverse impact upon neighbouring amenity, nor on the character and appearance of both the application site and wider surrounding context.

7.0 RECOMMENDATIONS

Recommendation A

7.1 That planning permission be GRANTED, subject to the following conditions:

7.1.1 Commencement within three years

The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: In order to comply with the provisions of the Town and Country Planning Act 1990 (as amended).

7.1.2 Development in accordance with plans

The Development hereby permitted shall only be carried out and completed strictly in accordance with the submitted plans hereby approved and any subsequent approval of details.

REASON: To ensure that the development hereby permitted is carried out in full accordance with the plans hereby approved.

7.1.3 Materials

Prior to occupation of the residential unit hereby approved full details of the cycle store, including product images and material specification, shall be submitted to and approved by the Local Planning Authority in writing. The cycle store shall be implemented prior to occupation in accordance with the approved details and retained and maintained in perpetuity.

REASON: To ensure that the external appearance of the cycle store is satisfactory and does not detract from the character and visual amenity of the area.

Recommendation B

7.2 That the above recommendation be subject to the landowners and their mortgagees entering into a legal agreement in order to secure the following matters to the satisfaction of the Director of Legal and Governance Services:

1) Non Blue Badge holding residents to be restricted from applying for car parking permits within current and future adopted Controlled Parking Zones adjoining the site.

2) The dwelling hereby approved shall be maintained as an affordable unit in perpetuity.

3) Monitoring costs in accordance with the Planning Contributions SPD to be paid prior to completion of the proposed legal agreement.

4) Payment by the landowner/developer of all the Council's legal and other relevant fees, disbursements and Value Added Tax in respect of the proposed negotiations and completion of the proposed legal agreement.

Recommendation C

7.3 That the Sub-Committee grants delegated authority to the Director of Public Realm and Head of Planning (or in their absence either the Growth Team Manager or DM & Enforcement Manager) to make any minor alterations, additions or deletions to

the recommended conditions set out in this report provided this authority shall be exercised after consultation with the Chair (or in their absence the Vice-Chair) of the Sub-Committee (who may request that such alterations, additions or deletions be first approved by the Sub-Committee).

8.0 INFORMATIVES

The following informatives should be added:

- SI.1 Building Control
- SI.7 Hours of Building Works
- SI.3 Sanitary, Ventilation and Drainage Arrangements
- SI.6 Control of Pollution (Clean Air, Noise, etc.)
- SI.7 Hours of Building Works
- SI.24 Naming and Numbering
- SI.25 Disabled Person's Provisions
- SI.27 Fire Precautions Act
- SI.28 Refuse Storage and Disposal Arrangements
- NPPF Applicant/Agent Engagement

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

Aled Richards - Strategic Director, Sustainability & Public Realm

No.	Background Papers	Name, Designation & Telephone Extension of Original Copy	Location Contact Officer
1.	<p>Application documents and LBH policies/guidance referred to in this report are available for inspection on the Council's website</p> <p>Policy/guidance from other authorities/bodies referred to in this report are available for inspection on the website of the relevant authorities/bodies</p> <p>Other background papers referred to in this report are available for inspection upon request to the officer named in this section.</p> <p>All documents that are material to the preparation of this report are referenced in the report</p>	<p>Danny Huber Planning Officer x1453</p>	<p>1 Hillman Street London E8 1FB</p>

Site Photos



