

LONDON BOROUGH OF HACKNEY

PLANNING SUB-COMMITTEE
07 December 2022

ADDENDUM SHEET

ITEM 5:

Amendments

*All amendments ~~struck~~ or shown in ***bold italics****

The following amendments should be made to section 6:

6.1 Principle of the development of the site and land uses

Affordable Workspace

At **6.1.7** the paragraph refers to the affordable workspace being located in the new floor space of the roof extension when it is proposed at ground and first floors. The full sentence should read as follows:

- 6.1.7 As a proposal for Wenlock POA, Local Plan 33 Policy LP29 states the Council will seek at least 10% of the new employment floorspace within major commercial and mixed use schemes to be affordable workspace, subject to the viability of the scheme. In this instance the 10% would be included in the ~~new floorspace of the roof extension~~ ***ground and first floor levels, in accordance with the Affordable Workspace Statement***. In Wenlock POA, the requirement is that the space be rented at no more than 60% of market rate. As per the policy target, the proposal is that 218m² would be Affordable Workspace, which represents 10% of the new floorspace at 60% of market rate, in perpetuity.

6.2 Design

Conclusions

At **6.2.18** the paragraph refers to the impact on the listed building and 'pitched roof form' – there are no listed buildings adjacent or near to the application site, the nearest being 200m away and there is no pitched roof. The full sentence should read as follows:

- 6.2.18 It is noted that the Hackney Society Planning Group (HSPG) have objected: 'We note the consented schemes either side of the application property, and feel a two storey extension here would be more appropriate than the proposed 3 storeys, considering both the context and the scale of the host building. A three storey extension would be seen as overdevelopment and overly dominant to the host building.' This issue has been carefully considered. The view of officers is that the proposed height of the roof extension is appropriate against the southern tall buildings and provides a buffer between the 23 storey high mixed use building, and the northern modest warehouse buildings. As discussed above, the extension remains subsidiary to the host buildings ***and is considered***

~~**acceptable.** it is further considered that the positive design of the extension and the choice of materiality is such that the setting of the listed buildings is neutrally affected. The pitched roof form of the proposals is such that the nearest plane of the proposed extension leans away from the listed buildings. Although there is some impact to setting, since there is an increase in height near the listed buildings, this is not considered, in this instance, to be harmful.~~

6.4 Quality of Commercial Accommodation

At 6.4.4 the paragraph refers to the basement not benefiting from natural light, however, the existing building has vaults that provide the basement office space with natural light. The full sentence should read as follows:

- 6.4.4 The existing office space does not need planning permission for internal alterations, although officers confirm that as proposed the spaces are open plan and provided with ample natural light. The basement office spaces ~~do not~~ benefit from natural light **given the existing vaults which provide natural light, furthermore, they** are proposed as ancillary space to the ground floor units. The basement would be reconfigured so that plant, refuse and cycling spaces are provided here including end of use facilities. Access to the office space on the upper floors of the building is from a shared ground floor lobby. This is considered to be an acceptable provision of natural light and the overall design and layout of the office floorspace is considered to be of a high quality and likely to appeal to potential office and affordable workspace occupiers.

6.8 Flood Risk Impact

At section 6.8 the assessment does not relate to the proposal as no basement works are proposed (other than retrofitting the space for cycle store and refuse storage), as such there are no impacts on the existing groundwater conditions.

This section should be deleted and replaced with the following:

6.8 Flood Risk Impact

- 6.8.1 Policy LP53 of LP33 requires all development to have regard to reducing flood risk, both to and from the site, over its expected lifetime.**
- 6.8.2 The proposed alterations are largely confined to the roof of the existing building and within the existing footprint so the development is not considered to increase the risk of surface water flooding in the vicinity. The development is therefore in accordance with policies SI12, SI13 and LP53.**
- 6.8.3 Thames Water have also reviewed the proposal and have requested a number of additional informatives, which are also recommended.**

8. RECOMMENDATION

The wording of the following conditions should be amended to read as follows:

7. Overheating

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 occupation of the development. The development shall not be carried out otherwise than in accordance with the details thus approved.

~~1. An assessment of the risk of overheating should be undertaken with dynamic simulation for a defined system capacity, and following methodology indicated in the Energy Assessment Guidance Greater London Authority guidance on preparing the energy assessments (2018), based on CIBSE TM52:2013 and adopting weather files as indicated in CIBSE TM49:2014, or any other methodology that may replace it. The assessment shall include strategies proposed to mitigate any overheating identified.~~

1. An assessment of the risk of overheating shall be undertaken in accordance with CIBSE TM52 for the weather file DSY1 2 & 3 as detailed in the Greater London Authority Energy Assessment Guidance (2022), and demonstrate that all units achieve a pass for weather files DSY1. The assessment shall include strategies proposed to mitigate any overheating identified for weather files DSY2 & DSY3

REASON: In the interests of the promotion of sustainable forms of development and construction.

26. Privacy Mitigation Strategy

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 occupation of the development. The development shall not be carried out otherwise than in accordance with the details thus approved.

- Details of ~~obscured glazing~~, privacy screens and/or planting to mitigate overlooking of nearby uses from the ~~windows and~~ roof terraces on the north elevation at ground to fourth floor level.

Once approved the development shall be carried out in accordance with the approved details and thereafter permanently maintained as such.

REASON: To protect the amenity of neighbouring residents

The following conditions should be added:

28. Energy Statement

Notwithstanding the details shown on the plans and documents hereby approved, an Energy Statement assessing the full particulars of the GLA Energy Assessment Guidance (2022) and the following points, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The development shall not be carried out otherwise than in accordance with the details thus approved.

a) Be Lean

- i) Demonstrate that Space Heating Demand (kWh.sqm/yr) and Energy Use Intensity (kWh.sqm/yr) meets or outperforms with 'as designed' metrics and calculations. All data and supporting evidence shall be uploaded to the GLA's monitoring portal and also submitted to the Local Authority.

b) Be Green

- i) The following evidence shall be provided to demonstrate that the renewable heat generation on site meets the 'as designed' calculations:

- 1) Labelled drawing showing location and layout of units
- 2) Coefficient of Performance
- 3) Seasonal Coefficient of Performance
- 4) Operational water temperature (C)
- 5) Energy met by Heat Pump (kWh/yr)
- 6) Energy used by Heat pump (kWh/yr)
- 7) Refrigerant must be low or zero global warming potential with zero ozone depleting potential
- 8) Installation certificate provided by MSC registered installer
- ii) The following evidence must be provided to confirm the renewable cooling generation on site meets the 'as designed' calculations:
 - 1) Cooling demand (kWh.sqm/yr)
 - 2) Drawing showing location and layout of Heat Pumps
 - 3) Energy Efficiency Ratio
 - 4) Seasonal Energy Efficiency Ratio
 - 5) Energy met by Heat Pump (kWh/yr)
 - 6) Energy used by Heat pump (kWh/yr)
 - 7) Refrigerant must be low or zero global warming potential with zero ozone depleting potential
 - 8) A/C setting point (C)
 - 9) Installation certificate provided by MSC registered installer
- iii) The following evidence must be provided to confirm the renewable electricity generation on site meets the 'as designed' estimated annual performance of 23,000 kWh:
 - 1) Drawing showing location and layout of PV panels
 - 2) PV panels module efficiency (%)
 - 3) PV panels electricity generation capacity (kWp)
 - 4) PV panels estimated annual performance (kWh)
 - 5) PV panels array (sqm)
 - 6) Proportion of energy generation to building Energy Use Intensity (%)
- c) The installation certificate shall be provided by an MSC registered installer and submitted to the LPA.
- d) The energy statement must provide final calculations of the carbon emission savings, the shortfall to the zero carbon policy and associated payment to the carbon fund, if the proposed solution is different to that proposed in the application.

REASON: In the interest of addressing climate change and to protect local air quality and contribute towards local, regional and national commitments to a net-zero carbon emission future.

29. Energy Statement

Within the first 12 months of being occupied, an Energy Statement shall be submitted to and approved in writing by the Local Planning Authority containing the following 'Be Lean' assessment:

- a) Submit the annual in-use energy performance data for all relevant indicators under each reportable unit of the development as per the methodology outlined in Chapter 5 'In-use stage' of the GLA 'Be seen' energy monitoring guidance document. All data and supporting evidence shall also be uploaded to the GLA's monitoring portal.

REASON: In the interest of addressing climate change and to protect local air quality and contribute towards local, regional and national commitments to a net-zero carbon emission future.

8.2 Recommendation B

The following additional contributions should be added to Highways and Transportation

- A contribution towards Highways Works of £39,722.00
- A payment of £3000 in lieu of a blue badge, which will provide highways with the means to provide a blue badge space within 50m of the site.
- Open Space Contribution: £17,558.28
- ~~£10,000 towards the provision of on-street Electric Vehicle Charge Point~~

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

ALED RICHARDS
Strategic Director, Sustainability and Public Realm