

LONDON BOROUGH OF HACKNEY

PLANNING SUB-COMMITTEE
27/04/2022

ADDENDUM SHEET

ITEM 5: 14 to 40 Newnton Close and 456 to 484 Seven Sisters Road, Hackney, London N4 2RQ, application number 2021/2732

Amendment to recommendation:

Due to the scale of the proposal, the application is referable to the Mayor of London, and as such the recommendation summary should read as follows (amendment in bold):

Grant planning permission subject to conditions and completion of a S106 Legal Agreement **and referral to the Mayor of London.**

Para 7.3 of the report should read as follows (amendment in bold):

The proposal is, on balance, therefore considered to comply with pertinent policies in the Hackney Local Plan 2033 (2020) and the London Plan (2021), and the granting of permission therefore is recommended subject to conditions and completion of the S106 legal agreement **and referral to the Mayor of London**, as set out in the main body of this report.

Officer note - for the avoidance of doubt, a stage 1 referral to the GLA has been undertaken, and the response summarised in the main report.

Further amendments and changes to drawing numbers:

Since publication of the report some further amendments have been made to the scheme. These include an increase in the width of the windows to the lift lobbies on the east elevation of the north building. An additional drawing clarifying the separation distances between the proposed development and openings to existing properties and amendments to the CAVAT calculations have also been provided in support of the application. The amendments are minor in nature and they, and the additional supporting information, do not substantially change the nature of the proposal or its impact and therefore no additional consultation on these matters is necessary. As a result, the approved documentation list is amended as follows (amendments in bold):

NEW-PTE-ZZ-XX-DR-A-99000, NEW-PTE-ZZ-ZZ-DR-A-10001 rev ~~C4~~ **C5**,
NEW-PTE-ZZ-ZZ-DR-A-10010 rev C1, NEW-PTE-ZZ-ZZ-DR-A-10110 rev C1,
NEW-PTE-ZZ-ZZ-DR-A-10111 rev C1, NEW-PTE-ZZ-ZZ-DR-A-10112 rev C1,
NEW-PTE-ZZ-ZZ-DR-A-10113 rev C1, NEW-PTE-ZZ-ZZ-DR-A-10114 rev C1,
NEW-PTE-ZZ-ZZ-DR-A-10210 rev C1, NEW-PTE-ZZ-ZZ-DR-A-10305 rev ~~C3~~ **C4**,
NEW-PTE-ZZ-ZZ-DR-A-10306 rev C3, NEW-PTE-ZZ-ZZ-DR-A-10307 rev C3,

NEW-PTE-ZZ-ZZ-DR-A-10308 rev C3, NEW-PTE-ZZ-ZZ-DR-A-10310 rev C2, NEW-PTE-NB-00-DR-A-10100 rev C3, NEW-PTE-NB-10-DR-A-10100 rev C1, NEW-PTE-NB-ZZ-DR-A-10100 rev ~~G2~~ C3, NEW-PTE-NB-ZZ-DR-A-10200 rev C3, NEW-PTE-NB-ZZ-DR-A-10300 rev C3, NEW-PTE-NB-ZZ-DR-A-10301 rev ~~G3~~ C4, NEW-PTE-NB-ZZ-DR-A-10401 rev C1, NEW-PTE-SB-00-DR-A-10100 rev C4, NEW-PTE-SB-07-DR-A-10100 rev C1, NEW-PTE-SB-ZZ-DR-A-10100 rev C3, NEW-PTE-SB-ZZ-DR-A-10101 rev C4, NEW-PTE-SB-ZZ-DR-A-10200 rev C3, NEW-PTE-SB-ZZ-DR-A-10300 rev C4, NEW-PTE-SB-ZZ-DR-A-10301 rev C3, NEW-PTE-SB-ZZ-DR-A-10402 rev C3, **1703 L 01 rev G H**, 1703-SK-05 rev A, C13152-PER-ZZ-XX-DR-C-02001 rev P4

Air Quality Assessment ref 91339 rev C dated 18/03/2022 (Aval Consulting Group), BNG Assessment dated 10/03/2022 (Applied Ecology), Circular Economy Statement (Hill Group), Construction Traffic Management Plan (Anchor Hanover), covering letter dated 22/03/2022 (Pegasus Group), Daylight, Sunlight and Overshadowing to Neighbouring Buildings and Proposed Accommodation Report ref 11781 dated 20/08/2021 (Brooke, Vincent and Partners), Design and Access Statement rev B dated 24/08/2021 (Pollard, Thomas Edwards) Design and Access Statement Addendum rev A dated 21/03/2022 (Pollard, Thomas Edwards), Drainage Strategy red C13152-PER-ZZ-XX-RP-C-00002 rev P5 dated 17/03/2022 (Perega), Energy and Sustainability Statement rev 04 dated 18/03/2022 (JRB Environmental), Fire Statement Form and Fire Strategy Statement ref AFF_20961_01_Newnton Close Fire Statement Form_A_04 and AFF_20691_Newnton Close_FSS_A_06 (Affinity Fire Engineering), Framework Travel Plan ref MT/5615/FTP.3 dated August 2021 (Bellamy Roberts), GLA Carbon Emission Reporting Spreadsheet, Health Impact Assessment ref P20-1952 dated August 2021 (Pegasus Group), Noise Assessment ref RP01-2174-R2 rev 2 dated 20/08/2021 (Cass Allen), Pedestrian Level Wind Desk-based Assessment ref RWDI #2203287 rev A dated 25/03/2022 (RWDI), Planning Statement ref EB/JR P20-1952 dated August 2021 (Pegasus Group), Preliminary Ecological Appraisal and Bat Report Ref AEL1843 rev 2.1 dated 18/08/2021 (Applied Ecology), SINC Impacts Note dated 17/03/2022 (Applied Ecology), Statement of Community Involvement ref EB/JR P20-1952 dated August 2021 (Pegasus Group), Tall Buildings Assessment ref P20-1952_10A dated 01/10/2021 (Pegasus Group), Transport Statement ref MT/5615/TS.4 dated August 2021 (Bellamy Roberts), Transport Statement Addendum red MT/5615/TSA.2 dated March 2022 (Bellamy Roberts), Tree Survey, Arboricultural Impact Assessment, Preliminary Arboricultural Method Statement and Tree Protection Plan ref 8445 dated 30/03/2022 **and amended CAVAT calculations** (Hayden's Arboricultural Consultants), Updated Affordable Housing Statement ref EB/JR P20-1952 dated March 2022 (Pegasus Group), Urban Greening Factor Calculation rev D dated 14/03/2022 (Portus + Whitton), Viability Statement rev 3 (Anchor Hanover)

Additional representations:

Since finalisation of the report to Planning Sub-Committee, additional representations have been received, as summarised below.

Stoke Newington Conservation Advisory Committee - welcome some of the amendments, but raise concern over the quality of the proposed amenity space making the following detailed comments:

"The modified plans are more acceptable. SN-CAAC feel that there is insufficient seating provision in the central garden area. People will enjoy sitting outside in groups in good weather."

Hackney Society - support the additional comments of the Stoke Newington Conservation Advisory Committee.

Officer comment - the scale of the communal open space is offset by the proposed open space contribution, which may be used to provide additional seating in public spaces local to the site.

LBH Environmental Protection (Noise) - raise no objection subject to the conditions set out on the main papers.

S106:

Highways - a financial contribution of £36,780.35 is sought towards highways works associated with the proposed development, which include the removal of the existing vehicular crossover and the installation of a new vehicular crossover to serve the two proposed on site blue badge parking spaces, together with the provision of 5 on street blue badge parking spaces.

Landscaping and open space - the open space contribution set out on the papers has been reviewed and is now calculated to be £157,221.20. The CAVAT of the two trees to be lost has been calculated as being £105,358. Given the limited prospect of securing equivalent planting in terms of specimen size and biodiversity and carbon sequestration value within the site, this sum is sought in full to mitigate the loss of the specimens through replacement planting local to the site.

Accordingly, para 6.2.12 should be amended to read as follows:

“A communal amenity space is proposed at ground floor level, which would be primarily located in a central landscaped area between the two buildings, which would provide a seating area and sensory garden. The open space requirement for the expected population yield of the development is 1,568m², which the proposed amenity space will clearly not satisfy, resulting in a shortfall of 1,370m². There will therefore be a financial contribution of £114.76 per m² shortfall in provision or £157,221.20, which will be secured by way of S106 legal agreement. A microclimate report has been provided which indicates that the development is largely acceptable in terms of its impact on wind flows local to the site, with the potential exception of this garden area, which is expected to experience “windier than desired conditions”. However, the report concludes that the proposed landscaping will adequately alleviate this for users of the space.”

A Head of Terms set out in para 6.5.11 relating to the final energy strategy was not included in recommendation B. This is corrected below under Amendment to Recommendation B.

Amendments to the wording of conditions:

The following amendments to the wording of conditions are proposed (amendments in bold):

8.1.3 - Materials

Details, including specifications and physical samples and a brickwork panel made available on site, of all materials and brickwork finishes to be used on the external surfaces of the building, hard surfaced areas and means of enclosure to the boundaries shall be submitted to and approved by the Local Planning Authority, in writing, prior to commencement of above ground works.

Notwithstanding the details shown on the approved plans, the details of materials submitted shall include lighter coloured brickwork to the parapet level of the northern building, **and shall not include pre-made brick panels.**

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

REASON: To ensure that the external appearance of the development is satisfactory, and preserves and enhances the character and appearance of the Stoke Newington Reservoirs, Filter Beds and New River Conservation Area.

8.1.4 - Details

Detailed drawings to an appropriate scale of 1:20 or 1:50 and full particulars of all external windows, doors, louvres, trellising, living walls and rainwater goods shall be submitted to, and approved by, the Local Planning Authority, in writing, prior to commencement of ~~above-ground works~~ **the relevant works.**

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

REASON: To ensure that the external appearance of the development is satisfactory, and preserves and enhances the character and appearance of the Stoke Newington Reservoirs, Filter Beds and New River Conservation Area.

8.1.15 - Tree protection plan

The development shall not commence until an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP), which shall include details of the hedges and trees on and off the site, and proposed measures of protection, undertaken in accordance with BS 5837 (2012) 'Trees in Relation to Design, Demolition and Construction-Recommendations' has been submitted to, and approved in writing by, the Local Planning Authority. **The details shall include protection of the Pyrus to the west of the site, including prevention of compaction of the soil within the Root Protection Area.**

The approved barriers and/or ground protection shall be erected before any equipment, machinery or materials are brought onto the site and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. The siting of barriers/ground protection shall not be altered, nor ground levels changed, nor excavations made within these areas without the written consent of the Local Planning Authority. In the event of the tree(s) dying, being removed or becoming seriously damaged or diseased within 5 years from the completion of the development die, it shall be replaced within the next planting season with another of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To safeguard existing trees neighbouring the site to be retained and ensure a satisfactory setting and external appearance to the development.

Amendment to Recommendation B: the Heads of Terms are now as follows (amendments in bold):

Affordable Housing

- Delivery of 100% affordable housing in the size and tenure mix set out in the main body of the report together with appropriate review mechanisms to safeguard delivery
- Securing right to return of existing tenants

Healthcare

- A healthcare contribution of £73,204

Highways and Transportation

- Travel Plan
- Parking Management Plan
- A contribution of £5,000 towards Travel Plan monitoring
- A contribution of £8,750 towards Construction Logistics Plan monitoring
- **A contribution of £36,780.35 towards highways work, including the making good of the site access, installation of a new site access, and associated pavement works on Newton Close and the provision of 5 on street disabled parking bays local to the development**
- Car free development

Construction

- Considerate Constructor Scheme – the applicant to carry out all works in keeping with the National Considerate Constructor Scheme.
- Employment and skills plan (including 25% local labour, apprenticeships, employment and training contribution and procurement plan)

Carbon Offset Payment

- A Carbon Offset Payment of £39,900

Landscaping and Open Space

- An open space contribution of **£157,221.20**
- A CAVAT contribution of **£105,358 towards mitigation of loss of existing trees in respect of public amenity, biodiversity and carbon sequestration**

Energy and Sustainability

- **Details of a final energy strategy which shall include details of air source heat pump installation and performance, monitoring and commitment to future connection to a local DEN**

Costs

- 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, payable prior to completion of the deed
- Monitoring costs of **£21,642.10** payable on completion of the deed

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

ALED RICHARDS
Strategic Director Sustainability and Public Realm