

LONDON BOROUGH OF HACKNEY

PLANNING SUB-COMMITTEE
11/01/2023

ADDENDUM SHEET

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

The list of drawing numbers and supporting documentation should refer to an Air Quality Assessment ref 91339 rev D dated 10/11/2022 (Aval Consulting Group).

The GLA have requested amendments to the wording of conditions 27 (Circular economy) and 28 (Whole life-cycle carbon), and the introduction of an additional circular economy condition (with commensurate renumbering of conditions) as follows:

Condition 27 Circular economy

No development shall take place until a detailed Circular Economy Statement and Operational Waste Management Strategy in line with the Greater London Authority's (GLA) Circular Economy Statement Guidance is submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details so approved.

Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials.

Additional condition 28 Circular economy 2

Prior to the occupation of any building, a Post Completion Report setting out the predicted and actual performance against all numerical targets in the relevant Circular Economy Statement shall be submitted to the Greater London Authority's (GLA), along with any supporting evidence as per the GLA's Circular Economy Statement Guidance. The Post Completion Report shall provide updated versions of Tables 1 and 2 of the Circular Economy Statement, the Recycling and Waste Reporting form and Bill of Materials. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation.

Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials

Condition 29 Whole-life carbon

Prior to the occupation of each building the post-construction tab of the Greater London Authority's (GLA) whole life carbon assessment template should be completed accurately and in its entirety in line with the GLA's Whole Life Carbon Assessment Guidance. The post-construction assessment should provide an update of the information submitted at planning submission stage, including the whole life carbon emission figures for all life-cycle modules based on the actual materials, products and systems used. This should be submitted to the GLA along with any supporting evidence as per

the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation of the relevant building.

Reason: In the interests of sustainable development and to maximise on-site carbon dioxide savings

These amendments are considered reasonable and necessary, and the conditions should be amended accordingly.

At paragraph 8.2 under Recommendation B, the report states that the Carbon Offset Payment is £39,900. This should read £69,437.

TfL have made a request for funding towards improvement of the TLRN footway and carriageway adjacent to the site. This will be secured by way of the S106 in negotiation with TfL.

ITEM 6: 2022/2003: Beis Malka Girls School, 93 Alkham Road, Hackney, London, N16 6XD

The plans have been slightly amended to better show the variation in height of the boundary wall, the amended drawings are:

2170_23A; 2170_24A; 2170_25A; 2170_26A; 2170_27A; 2170_28A; 2170_29A; 2170_30A; 2170_31A

The amendments show the existing boundary wall more accurately and does not materially affect the proposed development or the merits of the application, and does not therefore require further consultation.

ITEM 7: 2022/2626: Portico City Learning Centre, 34 Linscott Road, Hackney, London, E5

A representation has been received from Cllr Rathbone and an occupier of a neighbouring property, raising objection to the detail of the windows submitted. The representation raises concern over the use of clear glazing to the south elevation.

Officer comment: clear glazing is proposed to lower ground floor windows, a vertical opening to a stairway, and above a floor level height of 1.8m at upper ground floor level.

This is in accordance with the wording of condition 19 attached to 2021/1651 which states that *“Prior to commencement of the use hereby permitted, the openings to the upper ground floor of the south elevation shall be obscure glazed and non-opening below a height of 1.8m above finished floor level.”*

This is considered to be adequate to safeguard the amenity of neighbouring occupiers, and reflects the discussion in the reports to the Planning Sub-Committee meetings and the decision notice.

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

**ALED RICHARDS
Strategic Director, Sustainability & Public Realm**