

ADDRESS: Jack Watts Community Flat, 10 Detmold Road, Hackney, London, E5 9NJ	
WARD: Lea Bridge	REPORT AUTHOR: Micheal Garvey
APPLICATION NUMBER: 2022/2563	VALID DATE: 16/11/2022
DRAWING NUMBERS: 1403-PL001, PL002, PL003, Planning Statement October 2022; Design and Access Statement, SBD secure cycle protection box.	
APPLICANT: London Borough of Hackney	AGENT: Graham Allison Montagu Evans LLP
PROPOSAL: Conversion of ground 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

LAND USE	Use Class	Use Description	Floorspace Sqm
Existing	F2 (b)	Community meeting rooms	46
Proposed	C3	Residential unit	46

CASE OFFICER'S REPORT

1.0 SITE CONTEXT

1.1 The application site is located to the north-eastern side of Detmold Road, opposite Southwold Primary School.

1.2 The site consists of a three-storey end of terrace block of flats containing 9 individual flats. There are three flats to the front and six flats to the rear. There are several other similar blocks within the immediate area all located around a central grassed courtyard. The building is constructed in red brick and has a pitched roof. The school building is the only building in the immediate locality that is taller in part than these blocks of terraces. Along Mount Pleasant Hill however, the scale, form and layout of development changes.

1.3 There are no locally or statutorily listed buildings in the surrounding area and the closest conservation area is Lea Bridge 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 There is no relevant planning history

3.0 CONSULTATIONS

3.1 Date Statutory Consultation Period Started: 16/11/2022

3.2 Date Statutory Consultation Period Ended: 12/12/2022

3.3 Site Notice: No

3.4 Press Advert: Not required.

3.5 Neighbours

3.5.1 Letters of consultation were sent to 9 adjoining owners/occupiers.

3.5.2 There are no objections received

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
LP43 Transport and Development
LP45 - Parking and Car Free Development
LP53- Water and Flooding
LP54 - Overheating and Adapting to Climate Change
LP55 - Mitigating Climate Change

4.2 London Plan 2021

S1 Developing London's social infrastructure
S2 Health and social care facilities
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)
National technical space standards (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
- Waste management

5.2 Each of these considerations is discussed in turn below.

5.3 Background

- 5.3.1 The proposal is to convert the property known as flat 10 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 46 sqm (GIA).
- 5.3.2 The property was last occupied as a community flat by the resident's association and used for local ward councillor surgeries but they have not been active since the beginning of the pandemic in March 2020. From the location and layout the site was previously used as a flat and the layout remains unaltered. It is therefore capable of conversion back to 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 in order to demonstrate compliance with LP8.
- 5.4.4 According to the Planning Statement the nearest community hall to the site is, Mount Community Hall, 21 Mount Pleasant Lane London E5 9DW which is fully accessible and DDA compliant. This is situated 182 metres 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 are small and limited in their function. They are usable for small scale meetings only and do not have the usual layout of larger open plan premises with lots of light and its location 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 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. It would comprise 46 sqm (GIA). Although there is a 4sqm short fall, this would be acceptable in the circumstances given that it was previously used as a flat and is laid out as such. Furthermore, the proposal meets the Greater London Authority Housing SPG requirements for 1B2P (50sqm) units, in terms of layout and ventilation.

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. 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 materials have been provided and acceptable.

- 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.

5.9 ***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 the front garden of the building and it is not considered that the proposed cycle store's position would result in any additional adverse impact to the amenity of the occupiers of the ground floor unit.

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 garden 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. Full details of the cycle storage has been submitted and considered acceptable.

5.11 ***Sustainability***

- 5.11.1 Policies LP54 and LP55 require that the development addresses overheating and considers 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.

5.12 **Waste management**

5.12.1 No information has been submitted on how much refuse/recycling would be provided and how it will be stored, and its location. The requirements for a one bedroom flat are 100 litre bin 50L of refuse and 50L recycling and this will be secured by condition.

6.0 **CONCLUSION**

6.1 The proposed conversion of ground floor community meeting room (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 **Details of dustbin and recycling enclosures**

Details of dustbin and recycling enclosures showing the design, location and external appearance, shall be submitted to and approved by the Local Planning Authority, in writing, before the use/development commences. The development shall not be carried out otherwise than in accordance with the details thus approved.

REASON: In order to provide for adequate bin enclosures in the interest of the appearance of the site and 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) Car free- Residential occupiers to be ineligible to apply for residents parking permits for the local Controlled Parking Zone (CPZ) (with the exception of disabled residents)
- 2) Affordable Housing Contribution £50,000
- 3) Monitoring costs in accordance with the Planning Contributions SPD to be paid prior to completion of the proposed legal agreement.
- 4) The dwelling hereby approved shall be maintained as an affordable unit in perpetuity.
- 5) 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>Micheal Garvey Planning Officer x8053</p>	<p>1 Hillman Street London E8 1FB</p>