

LONDON BOROUGH OF HACKNEY

PLANNING SUB-COMMITTEE
03/04/2023

ADDENDUM SHEET

ITEM 5: 2020/3758: 44a - 44b Well Street, Hackney, London, E9 7PX

Paragraph 5.3.5 insert:

- Creation of terraces to the Well Street elevation of the building which would be separated with balustrade.

At the end of paragraph 5.6.5 insert:

Given the elevated position of the terrace areas they would have limited visual impact from the street scene with the balustrades sited largely behind the parapet walls at roof level. Final details can be secured by condition.

After paragraph 5.8.3 insert:

With regard to to the terraces located to the Well Street elevation which would serve each of the residential units within the roof extension, given the scale and siting of these they would not impact on the amenity enjoyed by the residents within Park House as the terraces would not extend to the elevation with this neighbouring building. The terrace that serves Unit 3 would be the closest terrace to the residents of Park House. The plans show a balustrade would be used to prevent access to the entire roof area and a condition would be used to secure details of the balustrade to all terrace areas in the interests of safeguarding amenity. With regard to the residential units on the opposite side of Shore Street and Well Street there is sufficient distance between the application site and these terraces for there not to be an issue with privacy.

Paragraph 7.6 replaced with(new wording in bold):

7.6 Use of Flat roof

The green roof hereby approved, plus the remaining flat roof area **to the rear of the roof extension and the areas not marked as terraces on plan No.A-DR-11-1005 Rev P03** ~~that is not built upon~~, shall not be used as a terrace, balcony or sitting out area **and shall only be used for access or maintenance purposes.**

REASON: To safeguard the amenities of the adjoining premises and the area generally

After paragraph 7.8 insert:

Details of privacy screen

Prior to occupation of the units hereby approved details of privacy screens that surround the sides of each terrace shall be submitted to and approved in writing by the Local Planning Authority. The privacy screens shall be installed in full in accordance with the details thus approved prior to occupation of any of the hereby approved residential units and retained as such in perpetuity.

REASON: To safeguard the amenities of the adjoining premises and the area generally

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

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