

LONDON BOROUGH OF HACKNEY

PLANNING SUB-COMMITTEE
03/04/2024

ADDENDUM SHEET

ITEM 5: 2023/0954: Holiday Inn Express, 275, Old Street

Additional Information

In paragraph 6.5.14, reference is made to additional information regarding no. 1 Boot Street which was identified as having a residential use, and the mansard has windows that face the application site. The additional information confirmed that two out of three windows would fail, however this would be negligible when compared to the existing relationship and is considered acceptable within a dense urban context.

Amendments

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

The following amendments should be made to section 6 and 7:

6.0.1

Planning permission is sought for the erection of a two storey roof extension comprising an additional ~~89~~ **83** hotel bedrooms (Class C1), ground floor infill extensions and refurbishment of the building.

6.0.3

Mezzanine to fourth floor

- ~~Will provide hotel rooms as existing~~
- ***Provides 217 bedrooms, a reduction of 7 from the existing 224***

Fifth and Sixth floors (Proposed extension)

- Provide an addition ~~89~~ **90** hotel rooms (***Total hotel rooms 307***)

6.1.1

The current building is in hotel use and is considered to fall within Use Class C1. The development proposes approximately 2,344 square metres (GIA) of new hotel floorspace, providing an additional ~~89~~ **83** hotel rooms.

6.1.5

Council's Policy officers have reviewed the scheme and do not raise an objection to the additional ~~89~~ **83** hotel rooms given the existing use as a hotel and the identified need for short stay visitor accommodation. As such, the addition of ~~89~~ **83** additional hotel rooms to an existing hotel use,

would contribute to meeting the outstanding identified future need of visitor accommodation for the Hackney Borough.

6.5.40

The proposal includes roof terraces for 6 hotel rooms, on the south-eastern corner of the building from floors 1-6. ~~While this is only one metre deep it does run for the width of the building and would have some limited potential to create noise opposite the residential units of Leonard Street. As such, a condition is proposed that limits the use of the balcony to the hours between 08:00 and 24:00.~~ **The surrounding buildings are in office use and there would be no amenity impact from the use of these roof terraces.**

7.1

The proposed two storey roof extension would provide an additional ~~89~~ **83** hotel rooms, and is considered acceptable in land use planning terms and in accordance with policy objectives within the Local Plan 2033, London Plan and National Planning Policy Framework. Furthermore, the development introduces ancillary, Class E, high quality employment floorspace to a site within a Priority Office Area.

8. RECOMMENDATION

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

Condition 6

Use as offices **Class E (a) and (b)** only

The ground floor unit shown as a cafe on the drawings hereby approved shall be used only within the meaning of Class E subsection (a) and (b) of the Town and Country Planning (Use Classes) Order 1987 or of any relevant provision in amending or replacement legislation and the units shall be used for no other purpose which for the avoidance of doubt shall include no other purpose within Class E or any relevant provisions in any amending or replacement legislation.

REASON: To ensure the ground floor remains active, in line with the aims of local and regional planning policy.

Condition 9

BREEAM

Prior to the commencement of the development hereby approved, the BREEAM Interim Design Certificate shall be submitted to and approved by the Local Planning Authority, providing full details to demonstrate at least the following standards have been met, as set out in the hereby approved Energy Statement Energy Statement (prepared by Design Buro dated 02/02/2024)

- **Minimum BREEAM Rating of 70.58% targeting the following credits : Ene 01, Ene 02 Ene 03, Ene 05, Ene 06, Wat 01, Wat 02, Wat 03, Wat 04, Mat 01, Mat 02, Mat 03, Mat 04, Mat 05, Mat 06, Wst 01, Wst 02, Wst 03, Wst 04,, Wst 05, Wst 06**

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

Within 12 weeks of occupation of the development, the BREEAM Final Design Certificate shall be submitted to and approved by the Local Planning Authority, providing full details confirming the

final rating and credits have been achieved or improved upon the pre-commencement figures - achieved credits must be presented in a tracker comparing credits achieved at BREEAM Interim Certification stage.

REASON: In the interest of addressing climate change and securing sustainable and net zero development and construction

Condition 26 - Energy Statement

Prior to the commencement of the development hereby approved, a revised Energy Statement shall be submitted to and approved by the Local Planning Authority, providing full details to demonstrate at least the following standards and key metrics have been achieved or improved upon as set out in the hereby approved Energy Statement (prepared by Design Buro dated 02/02/2024):

- a) Minimum carbon savings of 17% / 7 tonnes CO₂e for the new extension and 12% / 12.7 tonnes CO₂e for the retained building against Part L 2021 through fabric efficiency for the new extension and**
- b) Minimum overall carbon savings of 42% / 16.8 tonnes CO₂e for the new extension and 38% / 39.4 tonnes CO₂e for the retained building against Part L 2021**
- c) Maximum U-values (W/m²K) for new extension: walls 0.17; roof 0.1; windows and doors 0.8**
- d) Maximum G-values for windows and door for the new extension: 0.57**
- e) Maximum Air permeability (m³/h/m²@50pa) for the new extension: 5**
- f) Maximum Energy Use Intensity of 73.19 kWh/sqm/yr (new extension) and 72.31 kWh/sqm/yr (retained building) using a predictive modelling calculation methodology (CIBSE TM54 as required by the GLA Be Seen guidance) - the applicant will be expected to demonstrate and quantify how further design works have been carried out to seek to achieve the aspirational target of 55 kWh/sqm/yr**
- g) A third party review report of the as-design predictive modelling calculations**
- h) Updated GLA Carbon Emission Reporting Spreadsheet**

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

REASON: In the interest of addressing climate change and securing sustainable and net zero development and construction

Condition 27 - Overheating

Prior to the commencement of development a dynamic overheating risk assessment shall be submitted to and approved by the Local Authority, assessing all units and following the CIBSE TM52 (non residential) methodology.

The assessment must include details of how the cooling hierarchy has been followed such as

- Details of overheating risk passive mitigation measures implemented against the baseline scenario (i.e. proposed development with no passive mitigation measures added)**
- Details of overheating risk active adaptation measures implemented against baseline scenario and implemented passive measures**

All report results of the dynamic modelling in line with the TM52 compliance criteria must clearly set out the baseline scenario and additional modelled scenario to test all mitigations (passive first, active as last resort) measures required until all units pass the overheating risk assessment - as follow

- **baseline scenario**
- **baseline scenario + mitigation measure 1**
- **baseline scenario + mitigation measure 1 + mitigation measure 2 etc**

All units must be assessed against weather files CIBSE TM49 DSY1, DSY2 & DSY3, results should demonstrate a 100% pass rate for all units shown under weather file DSY1.

If 100% pass rate is not achieved under weather files DSY2 & 3, a retrofit plan must be submitted to and approved by the Local Authority detailing how further mitigation measures can be installed and who will be responsible to manage future overheating risk for 100% of units to pass under both weather files DSY2 and DSY3

Where any additional remedial mitigation measures are required, the product specifications and details must be provided.

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

REASON: In the interest of addressing climate change and securing sustainable and net zero carbon development and construction

Condition 28 - Accessibility

Notwithstanding the approved plans, prior to the commencement of the relevant works, drawings/full particulars of the proposed ground floor entrance doors on Boot Street and Old Street showing these to be wheelchair accessible, shall be submitted to and approved by the Local Planning Authority, in writing, before the relevant parts of the works are commenced.

The approved details shall be implemented in full prior to the first use of the additional hotel accommodation hereby approved and retained thereafter in perpetuity.

REASON: To ensure that the development is adequately accessible for future occupiers.

Signed..... Date...03/04/2024.....

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Growth Team Manager**

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