



# PLANNING SUB - COMMITTEE

Wednesday 3 September 2025 at 6.30 pm  
Council Chamber, Hackney Town Hall

Live stream link: <https://youtube.com/live/LDnMIMeiFJI>  
Back up link: <https://youtube.com/live/uGa35iu2ZJY>

## **Members of the Sub-Committee:**

Cllr Jessica Webb (Chair), Cllr Jon Narcross (Vice-Chair),  
Cllr Michael Desmond, Cllr Humaira Garasia,  
Cllr Michael Levy, Cllr Clare Potter, Cllr Sheila Suso-Runge,  
Cllr Ali Sadek, Cllr Ifraax Samatar and Cllr Penny Wrout.

## **Substitute members:**

Cllr Clare Joseph, Cllr Shaul Krautwirt, Cllr M Can Oszen  
Cllr Benzion Papier, Cllr Faruk Tinaz, Vacancy (Labour) and  
Vacancy (Hackney Independent Socialist Group).

Dawn Carter-McDonald  
Chief Executive  
Published on: Tuesday 26 August  
2025  
[www.hackney.gov.uk](http://www.hackney.gov.uk)

Contact: Gareth Sykes  
Governance Officer  
[governance@hackney.gov.uk](mailto:governance@hackney.gov.uk)

# **Planning Sub-Committee Wednesday 3 September 2025 Order of Business**

- 1 Apologies for Absence**
- 2 Declarations of Interest**
- 3 To consider any proposal/questions referred to the sub-committee by the Council's Monitoring Officer**
- 4 Minutes of the Previous Meeting (Pages 7 - 12)**
- 5 2024/2817: Site known as Phases 5-8 — (inclusive) at Woodberry Down within the London N4 postcode area bounded by (but not including all sites within) Green Lanes and Finsbury Park to the west, the Stoke Newington Reservoirs to the south, and the New River to the north and east. (Pages 13 - 108)**  
  
Ward: Woodberry Down.
- 6 2019/2458: New Era Estate (Land Bound by Orsman Road Halcombe Street Phillip Street and Whitmore Road), London N1 (Pages 109 - 202)**  
  
Ward: Hoxton East and Shoreditch.
- 7 Delegated Decisions (Pages 203 - 220)**
- 8 Any Other Business the Chair Considers to be Urgent**

Next meeting: Wednesday 8 October 2025.

Future meeting dates:

2025

5 November  
19 November (pre-application)  
3 December

2026

14 January  
3 February  
10 March  
  
1 April  
6 May (stc)

## Public Attendance

The Town Hall is open. Information on forthcoming Council meetings can be obtained from the Town Hall Reception.

Members of the public and representatives of the press are entitled to attend Council meetings and remain and hear discussions on matters within the public part of the meeting. They are not, however, entitled to participate in any discussions. Council meetings can also be observed via the live-stream facility, the link for which appears on the agenda front sheet of each committee meeting.

On occasions part of the meeting may be held in private and will not be open to the public. This is if an item being considered is likely to lead to the disclosure of exempt or confidential information in accordance with Schedule 12A of the Local Government Act 1972 (as amended). Reasons for exemption will be specified for each respective agenda item.

For further information, including public participation, please visit our website <https://hackney.gov.uk/menu#get-involved-council-decisions> or contact: [governance@hackney.gov.uk](mailto:governance@hackney.gov.uk)

## Rights of Press and Public to Report on Meetings

The Openness of Local Government Bodies Regulations 2014 give the public the right to film, record audio, take photographs, and use social media and the internet at meetings to report on any meetings that are open to the public.

By attending a public meeting of the Council, Executive, any committee or sub-committee, any Panel or Commission, or any Board you are agreeing to these guidelines as a whole and in particular the stipulations listed below:

- Anyone planning to record meetings of the Council and its public meetings through any audio, visual or written methods they find appropriate can do so providing they do not disturb the conduct of the meeting;
- You are welcome to attend a public meeting to report proceedings, either in 'real time' or after conclusion of the meeting, on a blog, social networking site, news forum or other online media;
- You may use a laptop, tablet device, smartphone or portable camera to record a written or audio transcript of proceedings during the meeting;
- Facilities within the Town Hall and Council Chamber are limited and recording equipment must be of a reasonable size and nature to be easily accommodated.
- You are asked to contact the Officer whose name appears at the beginning of this Agenda if you have any large or complex recording equipment to see whether this can be accommodated within the existing facilities;
- You must not interrupt proceedings and digital equipment must be set to 'silent' mode;
- You should focus any recording equipment on Councillors, officers and the public who are directly involved in the conduct of the meeting. The Chair of the meeting will ask any members of the public present if they have objections

to being visually recorded. Those visually recording a meeting are asked to respect the wishes of those who do not wish to be filmed or photographed. Failure to respect the wishes of those who do not want to be filmed and photographed may result in the Chair instructing you to cease reporting or recording and you may potentially be excluded from the meeting if you fail to comply;

- Any person whose behaviour threatens to disrupt orderly conduct will be asked to leave;
- Be aware that libellous comments against the council, individual Councillors or officers could result in legal action being taken against you;
- The recorded images must not be edited in a way in which there is a clear aim to distort the truth or misrepresent those taking part in the proceedings;
- Personal attacks of any kind or offensive comments that target or disparage any ethnic, racial, age, religion, gender, sexual orientation or disability status could also result in legal action being taken against you.

Failure to comply with the above requirements may result in the support and assistance of the Council in the recording of proceedings being withdrawn. The Council regards violation of any of the points above as a risk to the orderly conduct of a meeting. The Council therefore reserves the right to exclude any person from the current meeting and refuse entry to any further council meetings, where a breach of these requirements occurs. The Chair of the meeting will ensure that the meeting runs in an effective manner and has the power to ensure that the meeting is not disturbed through the use of flash photography, intrusive camera equipment or the person recording the meeting moving around the room.

## Advice to Members on Declaring Interests

If you require advice on declarations of interests, this can be obtained from:

- The Monitoring Officer;
- The Deputy Monitoring Officer; or
- The legal adviser to the meeting.

It is recommended that any advice be sought in advance of, rather than at, the meeting.

### Disclosable Pecuniary Interests (DPIs)

You will have a Disclosable Pecuniary Interest (\*DPI) if it:

- Relates to your employment, sponsorship, contracts as well as wider financial interests and assets including land, property, licenses and corporate tenancies.
- Relates to an interest which you have registered in that part of the Register of Interests form relating to DPIs as being an interest of you, your spouse or civil partner, or anyone living with you as if they were your spouse or civil partner.
- Relates to an interest which should be registered in that part of the Register of Interests form relating to DPIs, but you have not yet done so.

If you are present at any meeting of the Council and you have a DPI relating to any business that will be considered at the meeting, you **must**:

- Not seek to improperly influence decision-making on that matter;
- Make a verbal declaration of the existence and nature of the DPI at or before the consideration of the item of business or as soon as the interest becomes apparent; and
- Leave the room whilst the matter is under consideration

You **must not**:

- Participate in any discussion of the business at the meeting, or if you become aware of your Disclosable Pecuniary Interest during the meeting, participate further in any discussion of the business; or
- Participate in any vote or further vote taken on the matter at the meeting.

If you have obtained a dispensation from the Monitoring Officer or Standards Committee prior to the matter being considered, then you should make a verbal declaration of the existence and nature of the DPI and that you have obtained a dispensation. The dispensation granted will explain the extent to which you are able to participate.

### Other Registrable Interests

You will have an 'Other Registrable Interest' (ORI) in a matter if it

- Relates to appointments made by the authority to any outside bodies, membership of: charities, trade unions, lobbying or campaign groups, voluntary organisations in the borough or governorships at any educational institution within the borough.
- Relates to an interest which you have registered in that part of the Register of Interests form relating to ORIs as being an interest of you, your spouse or civil partner, or anyone living with you as if they were your spouse or civil partner; or
- Relates to an interest which should be registered in that part of the Register of Interests form relating to ORIs, but you have not yet done so.

Where a matter arises at any meeting of the Council which affects a body or organisation you have named in that part of the Register of Interests Form relating to ORIs, **you must** make a verbal declaration of the existence and nature of the DPI at or before the consideration of the item of business or as soon as the interest becomes apparent. **You may** speak on the matter only if members of the public are also allowed to speak at the meeting but otherwise must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation.

### **Disclosure of Other Interests**

Where a matter arises at any meeting of the Council which **directly relates** to your financial interest or well-being or a financial interest or well-being of a relative or close associate, you **must** disclose the interest. **You may** speak on the matter only if members of the public are also allowed to speak at the meeting. Otherwise you must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation.

Where a matter arises at any meeting of the Council which **affects** your financial interest or well-being, or a financial interest or well-being of a relative or close associate to a greater extent than it affects the financial interest or wellbeing of the majority of inhabitants of the ward affected by the decision and a reasonable member of the public knowing all the facts would believe that it would affect your view of the wider public interest, you **must** declare the interest. You **may** only speak on the matter if members of the public are able to speak. Otherwise you must not take part in any discussion or voting on the matter and must not remain in the room unless you have been granted a dispensation.

In all cases, where the Monitoring Officer has agreed that the interest in question is a **sensitive interest**, you do not have to disclose the nature of the interest itself.

## **The Planning Sub-Committee**

The Planning Sub-Committee is made up of Councillors from all political parties. One of the Councillors is the Planning Sub-Committee Chair. When making decisions the Planning Sub-Committee will always be:

- open about how they came to a decision;
- fair when making a decision, and
- impartial by not favouring one side over another.

All Planning Sub-Committee members will keep an open mind regarding planning applications. The meetings are necessarily formal because the Chair and members want to listen to everyone and have the chance to ask questions so that they can fully understand the issues. Those speaking, either for or against a planning application, are generally given five minutes to explain their concerns/why they believe the application has merit. If there is more than one person for or against a planning application the five minutes is to be divided between all the persons wishing to speak or a spokesperson is to be nominated to speak on behalf of those persons. The Chair will help groups speaking on the same item to coordinate their presentations.

## **How the Meeting Works**

The Planning Sub-Committee will normally consider agenda items in turn. If there are a lot of people for an item, the Chair might change the order of the agenda items to consider an item earlier. At the beginning of each meeting the Chair will explain how the meeting works and what can and cannot be taken into account by Planning Sub-committee members when making decisions. The procedure followed at each meeting is set out below:

The Chair welcomes attendees to the meeting and explains the procedure the meeting will follow:

- Apologies received;
- Members declare any interests in an item on the agenda;
- The Committee is to consider any proposal/questions referred to the Sub-Committee by the Council's Monitoring Officer;
- Minutes of previous Planning Sub-committees are considered/approved;
- The Planning Sub-committee will consider any proposal/questions referred to the Sub-committee by the Council's monitoring officer;
- The Chair asks the Planning Officer to introduce their report/recommendation to the Planning Sub-Committee;
- The Planning Officer will also inform Planning Sub-Committee members of any relevant additional information received after the report was published;
- Registered objectors are given the opportunity to speak for up to five minutes,
- Registered supporters and the applicant are given the opportunity to speak for up to five minutes;
- Councillors who have registered to speak to object or in support are given the opportunity to speak for up to five minutes. The registered objectors or supporters, as the case may be, will be given the

opportunity to speak for a further five minutes in such circumstances to ensure equal time is given to all parties;

- Where the applicant is a Councillor they must leave the meeting after the Planning Sub-committee members have asked them any questions of clarification/discussions;
- Regarding an agenda item that have been completed so that members can consider and vote on the recommendation relating to the Councillor's planning application;
- Planning Sub-committee members can ask questions of objectors and supporters or their agents and ask Council officers for further clarification before considering a Planning Officer's recommendation. Where Planning Sub-committee members have concerns regarding a planning application that cannot be addressed to their satisfaction when considering the application, the members can resolve to defer determining the planning application until such time as their concerns can be addressed;
- The recommendation, including any supplementary planning conditions /obligations or recommendations proposed during the consideration of an item by the Planning Sub-Committee members, is put to a vote. Where an equal number of votes is cast for and against a recommendation, the Chair has a casting vote;
- Delegated decisions;
- Any other business that the chair considers to be urgent.

## **Decisions**

Decisions of the Planning Sub-Committee relating to planning applications shall be based on:

- National planning policies set out by Government;
- Regional strategy, the London Plan, set out by the Greater London Authority, Development plan documents, such as the Core Strategy Development Management Local Plan etc.; and
- Other 'material planning considerations' such as the planning history of a site.

Non-planning considerations are not relevant to the Planning Sub-Committee's decision making and should be disregarded by the Sub-Committee.

## **Speaking at the Meeting**

If you have submitted a written representation to the Council in respect of a planning application you, your nominated agent or any local Councillor can register to speak at the meeting at which the application is considered by the Planning Sub-Committee. Any person registering to speak should contact [governance@hackney.gov.uk](mailto:governance@hackney.gov.uk) by 4.00pm on the working day before the meeting. Speakers can seek to introduce a maximum of two photographs or other illustrative material that depicts a fair impression of the relevant site at the meeting if this will aid them in making their representations. However, such material will only be allowed if it has been submitted to Governance Services at [governance@hackney.gov.uk](mailto:governance@hackney.gov.uk) by 4.00pm on the working day before the meeting and its inclusion is agreed to by all parties attending the meeting on this particular matter.

In all cases, the Chair of the Sub-Committee Chair will retain their discretion to refuse the use of such illustrative material.

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## MINUTES OF A MEETING OF THE PLANNING SUB-COMMITTEE

WEDNESDAY 30 JULY 2025

<b>Councillors Present:</b>	<b>Cllr Jessica Webb in the Chair</b>
	<b>Cllr Michael Desmond, Cllr Jon Narcross (vice-chair), Cllr Clare Potter, Cllr Ali Sadek, Cllr Sheila Suso-Runge, and Cllr Penny Wroust.</b>
<b>Apologies:</b>	<b>Cllr Ifraax Samatar</b>
<b>Absent:</b>	<b>Cllr Humaira Garasia Cllr Shaul Krautwirt (substitute)</b>
<b>Officers in Attendance:</b>	<b>Laurence Ackrill, Team Leader - Central Team, Gareth Barnett, Team Leader - South Team, Andrada Calin, Senior Urban Design Officer Graham Callam, Growth Team Manager Luciana Graves, Conservation Urban Design and Sustainability (CUDS) Team Manager (virtual) Zarreen Hadadi, Planning Officer Christopher Poad, Planning Officer Kat Scott, Sustainability and Climate Change Officer Christine Stephenson, Specialist Lawyer Gareth Sykes, Governance Officer John Tsang, Development Management and Enforcement Manager Natalie Williams, Senior Governance Services Officer Monsur Zaman, ICT Officer (Virtual)</b>

### 1 Apologies for Absence

- 1.1 Apologies for absence were received from Cllr Samatar.
- 1.2 Cllr Garasia and Cllr Krautwirt (substitute member) were recorded as being absent from the meeting.
- 1.3 Cllr Levy had been granted dispensation, as agreed at 14 May 2025 meeting of Full Council, from the statutory requirement to attend meetings of the Council.

### 2 Declarations of Interest

- 2.1 There were declarations of interest from the Planning Sub-Committee membership regarding agenda item 6. The Committee Chair explained that the Sub-Committee was going to discuss the item that had a special dispensation. There was a level of interest but it was not prejudicial. It was felt that this was the best way that the Sub-Committee could deal with that particular application.

**3 To consider any proposal/questions referred to the sub-committee by the Council's Monitoring Officer**

3.1 None.

**4 Minutes of the Previous Meeting**

4.1 The Committee considered the minutes of its previous meeting held on 2 July 2025.

**RESOLVED:**

That the minutes of the previous meeting, held on 2 July 2025, be agreed as a true and accurate record of those meetings' proceedings.

**5 2025/0906: Fanshaw House, Fanshaw Street, Hackney, London, N1 6HX**

5.1 PROPOSAL: Demolition of an existing garage and construction of a 1 x 3 storey single family dwelling and 1 x 3 storey building to provide 2 x self-contained flats with associated cycle and refuse and recycling stores and external plant (AHSP); and the construction of a lift on the rear elevation of Fanshaw House and enlargement of ground floor windows on the rear elevation of Fanshaw House.

**POST SUBMISSION REVISIONS:**

A reconsultation exercise was undertaken following amendments to the description of development. The description of development was amended to make reference to the two buildings proposed and their scale.

5.2 The designated Planning Officer introduced the application. During the course of the officer's presentation reference was made to the addendum and the following amendments to the application report:

To include comments received from The Hackney Society at paragraph 3.8.5:

A letter of representation from the Hackney Society has also been received objecting to the proposed development. The concerns raised relate to the overdevelopment of the site; a planning consideration of which has been previously raised and considered. In response to the concerns raised over the overdevelopment of the site, it is considered that the proposal has been sensitively designed to respect and sit comfortably within this backland site context and proximity to neighbouring buildings which is addressed within the officer's report.

To include reason for Sustainable Urban Drainage Condition. Replace paragraph 7.1.8 with the following:

Prior to the commencement of the relevant part of the work, the applicant shall submit, and have approved in writing by the Local Planning Authority, a detailed layout, cross sections (scale 1:20), full specifications and a detailed management and maintenance

plan of the biodiverse roof with a minimum substrate depth of 80mm, not including the vegetative mat. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the premises are first occupied.

REASON: To promote biodiversity on site in line with policy LP46 of the Hackney Local Plan 2033 (2020).

To include swift box condition at paragraph 7.1.16. The recommended condition is to read:

The development hereby approved shall provide two swift boxes close to the eaves prior to first occupation and shall be retained as such in perpetuity.

REASON: To promote biodiversity on site in line with policy LP46 of the Hackney Local Plan 2033 (2020).

- 5.3 No persons had registered to speak in objection to the application.
- 5.4 The Sub-Committee heard from a Joe Haines, from Savills, who was attending on behalf of the Applicant, who was speaking in support of the application. An architect, a Mr Peter Smith, was also in attendance to answer any questions from the Sub-Committee members.
- 5.5 During the course of a discussion on the application a number of points were raised including the following;
- On the matter of a children's play space, the representative for the Applicant confirmed that there was a provision within the courtyard suitable for younger children;
  - On the building's history, and it was clarified that while some neighbouring properties were council-owned, Fanshaw House itself was not;
  - It was confirmed that the proposed new dwellings would have installed independent air source heat pumps;
  - Future residents of the new development would share existing surplus cycle parking, which had already been approved for the main Fanshaw House building;
  - Regarding objections raised about the site being underdeveloped, the Planning Service explained that while only three dwellings were proposed, this number balanced the site's sensitivities, the impact on neighbouring building, and contextual scale;
  - On concerns raised over heritage, the Planning Service explained that despite the site's proximity to a conservation area, the proposal's impact would be neutral due to limited visibility

Vote:

For: Cllr Jessica Webb (Chair), Cllr Jon Narcross (Vice-Chair), Cllr Michael Desmond, Cllr Clare Potter, Cllr Ali Sadek, Cllr Sheila Suso-Runge, and Cllr Penny Wrout.

Against: None.

Abstained: None.

**RESOLVED:**

Planning permission was granted, subject to conditions and the completion of a legal agreement

**6 2025/1051: 72 Ashenden Road, Hackney, London, E5 0DT**

6.1 PROPOSAL: Erection of replacement of front brick boundary wall and installation of a bike, bin store and planters within the front garden.

POST SUBMISSION REVISIONS:  
None

6.2 The designated Planning Officer introduced the application. During the course of the presentation reference was made to the addendum and the following amendments to the application report:

Clarification on external material. Replace paragraph 5.4.8 with the following:

5.4.8 The submitted plans indicate a replacement gate and that the storage unit would be constructed of a steel frame with timber cladding. Officers consider the proposed structure to be of a high quality material and design. The planter will allow for soft landscaping and greenery on the front boundary which should enhance the street.

6.3 No persons had registered to speak in either objection or in support of the application under consideration at agenda item 6.

6.4 During the course of a discussion on the application a number of points were raised including the following;

- The Planning Service clarified that standard conditions required commencement of construction within three years, with potential enforcement action if the development was not finished;
- Sub-Committee members believed the proposals reflected a sensible use of space and good design.

Vote:

For: Cllr Jessica Webb (Chair), Cllr Jon Narcross (Vice-Chair), Cllr Michael Desmond, Cllr Clare Potter, Cllr Ali Sadek, Cllr Sheila Suso-Runge, and Cllr Penny Wrout.

Against: None.

Abstained: None.

**RESOLVED:**

Planning permission was granted, subject to conditions.

**7 Delegated Decisions**

7.1 The Sub-Committee considered the delegated decisions document covering the period 20 June 2025 to 16 July 2025.

**RESOLVED:**

The delegated decisions document, by ward, for the 20 June 2025 to 16 July 2025 period, was noted.

**8 Any Other Business the Chair Considers to be Urgent**

8.1 The Sub-Committee members noted that their next meeting was on 3 September 2025.

CLOSE OF MEETING.

**Duration of the meeting:** 6.30pm - 7.00pm

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Signed by Cllr Jessica Webb, Chair of the Planning Sub-Committee.

Contact:

Gareth Sykes

Governance Services

Email: [governance@hackney.gov.uk](mailto:governance@hackney.gov.uk)

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<b>ADDRESS:</b> Site known as Phases 5-8 — (inclusive) at Woodberry Down within the London N4 postcode area bounded by (but not including all sites within) Green Lanes and Finsbury Park to the west, the Stoke Newington Reservoirs to the south, and the New River to the north and east.	
<b>WARD:</b> Woodberry Down	<b>CASE OFFICER:</b> James Bellis
<b>APPLICATION NUMBER:</b> 2024/2817	<b>VALID DATE:</b> 8/1/2025
<b>DRAWING NUMBERS:</b> <ul style="list-style-type: none"> <li>● WD Outline Masterplan Site Location Plan December 2024 by BH (Woodberry Down Masterplan Application Boundary Dwg No. P0501 Rev - Dated 28/08/23 by LDS)</li> <li>● WD Outline Planning Application Phasing Plan December 2024 (WD Masterplan Phasing Plan Dwg No. P0508 Rev - Dated 19/03/24 by LDS)</li> <li>● WD Outline Planning Application Parameter Plans December 2024 by BH, LDS and Fabrik               <ul style="list-style-type: none"> <li>○ Demolition Parameter Plan Dwg No. P0502 Rev - Dated 19/10/23 by LDS</li> <li>○ Open Space and Urban Structure Parameter Plan Dwg No. P0503 Rev B dated 13/12/24 by LDS</li> <li>○ Proposed Uses Parameter Plan Dwg No. P0504 Rev - Dated 19/10/23 by LDS</li> <li>○ Proposed Plot Extents Parameter Plan Dwg No. P0505 Rev - Dated 19/10/23 by LDS</li> <li>○ Maximum Development Heights Parameter Plan Dwg No. P0506 Rev A Dated 13/12/24 by LDS</li> <li>○ Proposed Site Levels Dwg No P0507 Rev- Dated 19/10/23 by LDS</li> </ul> </li> <li>● Draft WD Outline Planning Application Design Principles Document July 2025 Ref. 1182_DOC_249_ Design Principles Document by BH, LDS and Fabrik.</li> </ul>	
<b>SUPPORTING DOCUMENTS:</b> <ul style="list-style-type: none"> <li>● WD Outline Planning Application Development Specification December 2024 Ref. P085663 by BH and RJP</li> <li>● WD Outline Planning Application Affordable Housing Statement December 2024 by BH</li> <li>● WD Outline Planning Application Air Quality Positive Statement October 2024 by BH (Version 2.0 by Temple Dated 21/03/24)</li> <li>● WD Outline Planning Application Arboricultural Report (including Tree Survey and Arboricultural Impact Assessment) Dated December 2024 (Ref. AR/69518/5 by The Mayhew Consultancy Ltd dated February 2024)</li> <li>● WD Outline Planning Application Biodiversity Net Gain Plan and Explanatory Note December 2024 by BH (Version 2.0 by Temple Dated 23/10/24)</li> <li>● WD Outline Planning Application Circular Economy Assessment (inc Site Waste Management Plan) Dated December 2024 by BH (Version V6 Dated 12/12/24 by Hodkinson)</li> <li>● WD Masterplan 2024 Design, Access and Landscape Statement December 2024 by BH, LDS and Fabrik</li> <li>● WD Outline Planning Application Existing Plans Pack December 2024 by BH and RJ Architecture</li> <li>● WD Phases 5-8 Accompanying note to BNG Report Dated 04/12/24</li> </ul>	

- WD Outline Planning Application Financial Viability Appraisal December 2024 by BH and Gerald Eve
- WD Outline Planning Application Flood Risk Assessment and Drainage Strategy (inc Outline SUDS, SUDS Proforma, Outline Utility Infrastructure Capacity Assessment and Foul Drainage Strategy Dated December 2024 (Version 4 Dated 16/12/24 by Fairhurst)
- WD Outline Planning Application Health Impact Assessment Dated December 2024 by BH (Version 3.0 by Temple Dated 08/10/24)
- WD Outline Planning Application Illustrative Masterplan Dated December 2024 (LDS version Dated 09/09/24)
- WD Outline Planning Application Internal Daylight and Sunlight Report Dated December 2024 by BH and DPR (version 1.0)
- WD Outline Planning Application Outline Cultural Strategy Dated December 2024 by Dallas Pierce Quintero
- WD Outline Planning Application Energy Strategy December 2024 by BH (Version 7 Dated 13/12/24 by Hodkinson).
- WD Outline Planning Application Outline Fire Statement (inc HSE Planning Gateway One Fire Statement Form) by BH and Introba Dated 2024
- WD Outline Planning Application Overheating Mitigation Report December 2024 by BH (Version 3 Dated 13/12/24 by Hodkinson)
- Planning Cover Letter by RJP dated 19/12/24
- WD Outline Planning Application Planning Statement (inc Policy H8 Statement and S106 Heads of Terms) Ref P08563 Dated December 2024
- WD Outline Planning Application Statement of Community Involvement by BH and CommComm UK
- WD Outline Planning Application Sustainability Strategy December 2024 by BH (Version 6 dated by Hodkinson 12/12/24)
- WD Outline Planning Application Transport Assessment (inc Road Safety Audit, Framework Travel Plan, Parking Design and Management Plan and Delivery and Servicing Management Plan) by BH Dated December 2024 (Ref 282836-02-MP-TA V005 by Arup Dated December 2024)
- WD Outline Planning Application Waste Management Strategy December 2024 by BH (Rev 03 Dated December 2024 by WSP)
- WD Outline Planning Application Whole Life Carbon Assessment December 2024 by BH (Version 6 Dated 13/12/24 by Hodkinson)
- WD Plot 5-8 Statutory Metric
- WD Outline Planning Application Environmental Statement by By BH and Temple Version 5 Dated 19/12/24 (including Appendices and Non-Technical Summary)

Key: Woodberry Down (WD) Berkeley Homes (BH), Lifshutz Davidson Sandilands (LDS), Rolfe Judd Planning (RJP)

<p><b>APPLICANT:</b>          Berkeley Homes (North East London) Ltd          Woodberry Down Regeneration Office          Units A and B          Riverside Apartments          Goodchild Road          LONDON          N4 2BA</p>	<p><b>AGENT:</b>          Oliver Coleman          Rolfe Judd Ltd          Old Church Court          Claylands Road          The Oval          LONDON          SW8 1NZ</p>
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**PROPOSAL:** *Outline planning application (all matters reserved with the exception of access) for the redevelopment and master planning of a residential-led development of Phases 5-8 (inclusive) of the Woodberry Down Estate for up to 3,083 homes (C3 Use Class), up to 950m2 Non Residential Uses (F2 'Local Community Use' Use Class) and up to 300m2 Energy Centre (Sui Generis) , This is to also include associated landscaping, open space, play provision, public realm and servicing. (THIS APPLICATION IS ACCOMPANIED BY AN ENVIRONMENTAL STATEMENT*

As mentioned above, this application seeks planning permission for a maximum of 3,083 residential dwellings across the 4 remaining phases of the Woodberry Down Regeneration Scheme. This maximum quantum of residential development is to be broken down as follows across the phases.

- Phase 5 - 801
- Phase 6 - 1,036
- Phase 7 - 425
- Phase 8 - 821

The target of affordable housing across the scheme is 43%, with an affordable housing tenure split 44% (Social Rent) and 56% (Shared Ownership or Shared Equity). This equates to 19% Social Rent across the remaining phases when compared to all tenures.

This application seeks planning permission for a maximum of 950m2 (GEA) of non residential uses within use class F2 (Local Community Use) and 300m2 for a potential Energy Centre (Sui Generis).

In addition to the built floorspace set out above, the proposed development will include areas of open space as demonstrated on Open Space and Urban Structures Parameter Plan

A total of 70 standard car spaces and 5 disabled (Blue Badge) spaces are to be provided in Phase 5 -7 for those residents with a Right of Return. Separate from these spaces each Phase (including Phase 5) will have a maximum number of car spaces equivalent to 3% of dwellings will be for disabled residents only (Blue Badge).

**POST SUBMISSION REVISIONS:**

- Draft WD Outline Planning Application Design Principles Document April 2025 Ref. 1182\_DOC\_249\_ Design Principles Document by BH, LDS and Fabrik
- Draft WD Outline Planning Application Design Principles Document July 2025 Ref. 1182\_DOC\_249\_ Design Principles Document by BH, LDS and Fabrik.
- Additional Information relating to Environmental Statement
- Additional Information relating to Viability Position
- Additional Information relating to Sustainability Matters

**RECOMMENDATION SUMMARY:**

Grant conditional outline planning permission subject to completion of a Legal Agreement and referral to the Mayor of London.

**NOTE TO MEMBERS:** None.



**EXISTING LAND USE DETAILS**

USE CLASS	DESCRIPTION	GIA (SQM)
C3	Residential	44,940
E	Dental Practice/Orthodontic Practice	
<b>TOTAL</b>		

**MAXIMUM PROPOSED LAND USE DETAILS**

USE CLASS	USE DESCRIPTION	GIA (SQM)
C3	Residential	309,020
F2	Local Community and Learning	950
Sui Generis	Energy Centre	300
<b>TOTAL</b>		

**PROPOSED MAXIMUM RESIDENTIAL MIX (Phases 5-8)**

PROPOSED RESIDENTIAL MIX BY TENURE (based on maximum figures)	NO OF UNITS	TENURE SPLIT	RESIDENTIAL MIX WITHIN TENURE GROUP (%)
<b>Private</b>			
1	826	<b>57%</b>	47%
2	738		42%
3	194		11%
4	0		0%
<b>Total:</b>	<b>1,758</b>		-
<b>Social Rented</b>			
1	165	<b>19%</b>	28%
2	209		36%
3	116		20%
4	93		16%
5	0		0%
<b>Total:</b>	<b>583</b>	-	
<b>Intermediate (Shared Ownership/Shared Equity)</b>			
1	334	<b>24%</b>	45%
2	334		45%
3	74		10%
4	0		0%
<b>Total:</b>	<b>742</b>	-	
<b>Overall Total:</b>	<b>3,083</b>		-

**MAXIMUM INDICATIVE PARKING DETAILS:**

	PARKING SPACES (OFF STREET)	PARKING SPACES (ON STREET)	PARKING SPACES (DISABLED)	BICYCLE STORAGE
<b>Proposed</b>	70	0	5	5,819

**1. SITE CONTEXT**

- 1.1 The site to which this application relates is known as phases 5-8 of Woodberry Down. The Woodberry Down Estate itself is entirely covered by Local Plan (LP33) strategic site allocation MH1 which supports comprehensive regeneration of the existing housing stock. There are two portions of Metropolitan Open Land (MOL) within the scheme, these are
- Area near to the phase 5 boundary covering the area currently occupied by New River, New River Path and the Multi Use Games Area.
  - The site near to phase 2 that will occupy the a reprovided football pitch, previously subject to planning application 2024/0657, which was approved in September 2024.
- 1.2 The site itself is currently occupied by an estate formed by 835 flats, constructed as social housing. A row of residential properties along Woodberry Grove is also within the site application boundary, this row also contains an Orthodontal/Dentist Practice, and a Youth Club (The Edge).
- 1.3 The site is not within a conservation area but the wider estate is visible in long views from Lordship Park Conservation Area, Clissold Park Conservation Area and St Ann’s Conservation Area (in Haringey). The site is in proximity to St Olave’s Church (Grade II listed).

**1. CONSERVATION IMPLICATIONS**

- 2.1 The site is partially located within the Stoke Newington Reservoirs, Filter Beds and New River Conservation Area. The site is located within the setting of the John Scott Health Centre (Grade II listed), Church of St Olave (Grade II), Woodberry Down Primary School (Grade II), Gas House to the west of Reservoir (Grade II), Ivy House Sluice (Grade II), in addition to this there are a number of locally listed properties near to the site. Further information on conservation and heritage matters are included in the heritage section of this report.

**3. RELEVANT HISTORY**

- 3.1 The redevelopment of Woodberry Down has a long and complex planning history.

<b>Extent</b>	<b>Applications</b>	<b>Notes</b>
<b>Entirety of site</b>	2008/1050 - To demolish all existing buildings on the Woodberry Down Estate, with the exception of St. Olaves Church, the Beis Chinuch Lebonos Girls School, Reservoir Centre, Primary school and Health Centre. Redevelop the site with 4,684 homes (including 41% affordable), comprising 1-bed, 2-bed, 3-bed, 4-bed flats, and 5-bed flats, 5-bed and 6-bed houses with associated car parking at an overall site provision rate of 50%; approximately 38,500m2 of non-residential buildings and associated car parking, including 5194m2 of retail buildings within classes A1-A5, 3144m2 of class B1 Business use, 30,000m2 of class C1, D1 and D2 use including education, health centre, children’s centre, community centres, youth centre; provision of new civic space, public parks, open space, landscaping of the edges of the New River and the East and West Reservoirs, construction of bridges across the New river; reduce width of Seven Sisters Road from 6 to 4 lanes and related improvements to the public realm; formation of new access points to the new	

	Woodberry Down Neighbourhood, the creation of new and improvement of existing cycle and pedestrian routes to and within the estate (Outline Application matters for determination siting, design and means of access). Revisions include increase in education floor space; repositioning of cycle/pedestrian bridge between west reservoir and Haringey; re configuration of Woodberry Circus; relocation of two bridges over New River; increase in footprints and heights of various buildings; provision of a new Health Centre and increase in residential units from 4664 to 4684.	
<b>KSS1</b>	2010/2500 - Section 73 application to vary condition 2 (Development implemented in accordance with approved plans) of planning permission reference 2009/0488 to provide a mixed use scheme comprising 498 residential units (Class C3), 730 sqm for a community hall and related facilities (Class D1), 1240 sqm retail, restaurant, business and other uses (Class A1, A2, A3, A4, B1, D1, D2), ground and basement car parking (169 spaces). The development comprises seven blocks of four to twenty seven storeys in height, a new access road running between Woodberry Grove and Towncourt Path, a re-aligned junction at Woodberry Grove/Woodberry Down, a new linear public open space and new Doorstep Play Space.	S73 application to vary standalone full planning permission 2009/0488
<b>KSS2</b>	2009/2754 - Redevelopment to provide 220 affordable (social rented and intermediate) dwellings and associated amenity space, car parking and cycle parking, and creation of new park to the east of the site (known as Rowley Gardens within the Master Plan). The scheme comprises the erection of three blocks ranging in height from 7 storeys to 10 storeys. (Conditions 5, 6, 14, 25, 38, 40, 43 and 45 refer).	Reserved matters pertaining to 2008/1050
<b>KSS3</b>	2013/1987 - Variation of Condition 1 (Development in accordance with approved plans) of planning permission reference No. 2012/3693 dated 10 May 2013 to provide a revised mix of accommodation (16 X studio, 156 X 1-bed, 142 X 2-bed and 87 X 3-bed) and revisions to unit sizes and layouts, reductions and increases in private amenity spaces to flats, increase in height and massing of the 31-storey tower (Block 1A), extension to 8th storey of Block 1A, additions and extensions to 5th, 6th, 7th, 8th, 9th & 10th storey of Block 2, redesign of elevations to Blocks 1A, 1B & 2 including altered entrances and materials, and a reduction in the size of the basement.	S73 application to vary standalone full planning permission 2011/2930 (which had previously been subject to S73 application 2012/3693)
<b>KSS4 and MP Block 21</b>	2010/2427 - (A) Approval of Reserved Matters in respect of site at 7 Newnton Close (KSS4) to provide 170 residential units comprising a mix of affordable intermediate) and private units and associated amenity space, car parking and cycle parking as well as the retention and enhancement of the Metropolitan Open land (MOL) to the south of the site. The scheme comprises the erection of a block ranging in height from 4 storeys to 18 storeys. (B) Partial Approval of Reserved Matters in respect of Block 21 relating to condition 5 (part): namely the redevelopment of the site with the erection of a new building ranging in height from 5 to 6 storeys comprising 95 social rented residential flats with associated car parking and amenity space and enhancement of the Metropolitan Open Land (MOL) to the south of the site.	Reserved matters pertaining to 2008/1050; MP Block 21 not delivered (falls within Phase 5)
<b>KSS5</b>	2011/3014 - Section 73 application to vary the wording of Conditions 3 (Detailed Drawings), 4 (Materials), 5 (Landscaping Scheme), 6 (Ground Surface Treatment), 7 (Parking and Access details), 8 (Car Parking Spaces), 11 (Parking Facilities), 16 (Construction Management Plan), 20 (Landscape Management Plan), 21 (Noise and Vibration), 22 (Sound Insulation), 25 (Kitchen Extract System), 30 (Tree Survey), 31 (Tree Protection Measures), 32 (Lighting Strategy) and 33 (Lighting Details) of planning permission reference No. 2010/2460 dated 12 May 2011 to allow for the phasing of the redevelopment of the site to provide 176 affordable (social rented and intermediate) and private units and 835sqm of commercial floorspace (comprising Class A1, A2, A3, A4, A5, B1 and D1) with associated amenity space, car parking and cycle parking; the scheme comprises the erection of three blocks ranging in height from 2 storeys to 9 storeys.	S73 application to vary standalone full planning permission 2010/2460; Block 1 (of 3) not delivered
<b>Phase 2 Block E</b>	2010/2982 - The redevelopment of the site to provide a mix of 724 affordable and private residential units, a 2,250sqm health facility, 980sqm commercial floorspace, associated amenity space including a new park, underground car parking and cycle parking. The scheme comprises the erection of six blocks ranging in height from 3	Reserved matters pertaining to 2008/1050; Blocks B, D and F granted full planning permission

	storeys to 9 storeys.	under 2013/3223, Blocks A and C omitted from development through redesign
<b>Phase 2 Blocks B, D and F (full); Phases 3-8 (outline)</b>	2013/3223 - Outline planning permission (all matters reserved) for demolition of existing buildings and structures at Woodberry Down Estate to provide up to 275,604sqm floorspace GEA (excluding car parking); comprising up to 3,242 residential units and a maximum of 10,921sqm non-residential floorspace within Classes A1 (Retail), A2 (Financial Services), A3 (Restaurants and Cafes), A4 (Drinking Establishments), Class B1 (Offices), Class D1(Non Residential Institutions), and D2 use and Energy Centres; along with provision of new open space and public realm and associated car parking and highway improvement works to Seven Sisters Road including a narrowing from six carriageways to four carriageways. Full details submitted for the redevelopment of the land bounded by Towncourt Path, Kayani Avenue, Green Lanes, West Reservoir/Springpark Drive and Woodberry Down (Phase 2) for the erection of four buildings between 3 and 20 storeys to provide 670 new homes (comprising 30 studios, 310 one bed, 271 two bed and 59 three bed units), 550sqm of non residential floorspace GEA within Classes A1-A4, Class B1, Class D1 and D2 use and new open space and public realm with 241 car parking spaces and 740 cycle spaces at ground and basement level.	Supersedes 2008/1050
<b>Phase 2 Block B</b>	2018/2681 - Variation of Condition 1 of the hybrid planning permission reference 2013/3223 (dated 20 August 2014) and subsequently updated by application 2017/5001 dated 01 November 2018 to allow the substitution of drawings for the Phase 2 detailed component of the Woodberry Down Masterplan, namely to facilitate alterations to Block B within Phase 2 comprising amendments to the facades, omission of the car park at podium level, removal of the podium, an increase of 34 units from 241 (consented) to 275 (proposed) and minor layout alterations.	S73 application to vary 2013/3223
<b>Phase 2 Block D</b>	2017/5001 - Application under S73 of the Town Country Planning Act 1990, to vary condition 1 (Approved Plans) and removal of condition 42 (Art Strategy) of planning permission 2013/3223 (Outline planning permission (all matters reserved) for demolition of existing buildings and structures at Woodberry Down Estate to provide up to 275,604sqm floorspace GEA (excluding car parking); comprising up to 3,242 residential units and a maximum of 10,921sqm non-residential floorspace within Classes A1 (Retail), A2 (Financial Services), A3 (Restaurants and Cafes), A4 (Drinking Establishments), Class B1 (Offices), Class D1(Non Residential Institutions), and D2 use and Energy Centres; along with provision of new open space and public realm and associated car parking and highway improvement works to Seven Sisters Road including a narrowing from six carriageways to four carriageways. Full details submitted for the redevelopment of the land bounded by Towncourt Path, Kayani Avenue, Green Lanes, West Reservoir/Springpark Drive and Woodberry Down (Phase 2) for the erection of four buildings between 3 and 20 storeys to provide 670 new homes (comprising 30 studios, 310 one bed, 271 two bed and 59 three bed units), 550sqm of non residential floorspace GEA within Classes A1-A4, Class B1, Class D1 and D2 use and new open space and public realm with 241 car parking spaces and 740 cycle spaces at ground and basement level) dated 20/08/2014 for amendments to the ancillary accommodation to provide an additional 769sqm of floorspace, amendments to standardise the residential layouts and amendments to the facade reflecting layout changes and reduction in parking spaces from 77 to 64 in Block D Phase 2.	S73 application to vary 2013/3223
<b>Phase 3</b>	2019/2514 - Demolition of the existing buildings, and construction of 4 residential blocks, ranging in height from 6 to 20 storeys, to provide 584 residential units and 1,045 sqm (GEA) of flexible floorspace (Use Class A1, A2, A3, D1, D2), a new energy centre (sui generis) and a new public park; together with ancillary hard and soft landscaping, public realm, cycle and associated car parking, highway works including access road and all other works associated with the development.	Supersedes reserved matters planning permission 2015/2967 pertaining to 2013/3223
<b>Phase 4</b>	2023/2371 - Demolition of existing structures and the construction of a residential led, mixed use development to accommodate 511 residential units and 1215sqm	

	GIA commercial or community floor space (Use Class E(a,b,c) / Use Class F1) in buildings of between 1 and 26 storeys, together with public realm, landscaping, play space, servicing facilities, car and cycle parking, plant space, and associated works.	
<b>John Scott Health Centre Annex and Demolition of the Lilliput Building</b>	2016/1979 - Remodelling and extensions to the Grade II listed Nursery Building annex of the John Scott Health Centre including; the addition of a single storey extension to the south west and a two storey extension to the east of the nursery building; and associated works including tree removal, landscaping, cycle parking and refuse stores. The application includes the associated demolition of the 'Lilliput Building', a two storey temporary structure to the north east of the site.	
<b>Reproviding Playing Pitch</b>	2024/0657 - Re-provision of a playing pitch with associated infrastructure and landscaping works	
<b>Extensions to properties on Woodberry Grove</b>	2023/1933, 2019/3917, 2021/1754, 2021/1920, 2021/06182, 2021/0576, 2014/0294, 2004/0644, 2017/3644, 2005/2969, 2018/0938.	Householder extensions on Woodberry Grove, within Phase 6 boundary.
<b>Dental Practice/Orthodontist Practice on Woodberry Grove</b>	2002/0673, 2002/0921, 2003/0058	
<b>Play Area and MUGA within phase 5 boundary</b>	2017/4378, 2015/3984	existing play area and pitch
<b>Youth Club (The Edge)</b>	2011/2030 & 2012/1478	
<b>HMO on Woodberry Grove</b>	2021/3094	Refusal 2024

#### **4. CONSULTATION AND PUBLICITY PROCEDURE**

##### **4.1 Notices, Notifications and Consultations**

- Date Statutory Consultation Period Started: 15th January 2025
- Site Notices: 24th January 2025
- Press Advertisement: 24th January 2025
- Date Statutory Consultation Period Ended: 24th February 2025

## NEIGHBOURS AND INTERESTED GROUPS

- 4.2 In addition to site notices and press advertisements, 1,997 letters were sent to the occupiers of nearby properties notifying them of the application.
- 4.3 6 individual representations have been received in relation to this application from nearby occupiers. Of these, 6 were objections. To summarise, these raise the following issues
- Relocation of, and displacement of, existing residential occupiers
  - Design of the proposal
  - Quantum of affordable housing (specifically social rent tenure, and compared with the original estate at Woodberry down)
  - Quantum of car parking
  - Lack of parking for new occupants
  - Height and massing of the proposals
  - Affordability of Shared Ownership Affordable Housing
  - Issues over right of return due to costs
  - Impact on community and local infrastructure
  - Design, maintenance and integrity of green roofs.
  - Amenity impacts and concerns
  - Demolition of the properties on Woodberry Grove (North)
  - Podia/Podiums design and the impacts of them.
  - Accuracy of reports submitted by applicants
  - Location, Quantum and Maintenance of green roofs
  - Carbon Footprint of the Proposal
  - Consultation undertaken by the applicant
  - Loss of biodiversity and potential biodiversity net gain issues.
- 4.4 The Stoke Newington Conservation Area Advisory Committee (CAAC) and Hackney Society Planning Group have commented separately with the following:

### ***“Executive Summary***

- ***Summary of Housing Units:*** *The third masterplan proposes a total of 6495, a 140% increase from the original masterplan in 2007, which initially planned for 4664 units.*
- ***Social Housing Reduction:*** *The number of social rent units has decreased from the originally promised 1584 units to 1320 units, representing only 20.3% of the total units in the new masterplan.*
- ***Climate Emergency Concerns:*** *The new masterplan lacks adequate measures to address climate emergency issues, such as whole life carbon calculations and overheating mitigation, which were absent in previous plans.*
- ***Loss of Community Facilities:*** *The plan proposed the demolition of youth facilities and fails to provide additional community amenities despite significant increase in housing density, undermining the existing community.*

### **Summary of housing units to be provided**

*The first masterplan Sept 2007 was for 4664 units, the second masterplan approved 2013 was for 5500 units. The third masterplan is for Phase 5,6,7 & 8. It brings the new total for the regeneration project to a total of 6495 units, 140% increase on numbers originally envisaged.*

### Social Housing

When originally built, Woodberry down was 100% social housing, however the first masterplan promised **1584 units** for social rent, i.e. 34% homes for social rent. The offer of total social rent units now for the Woodberry down Regeneration Scheme in Masterplan 3 is **1320 units** ie 20.3% The report is promises a target if 18.9% and a range of 14.6%-20.4%.

Whilst there is a 140% increase in the number of units overall, there is no increase in homes for social rent which are desperately needed. The developer blurs the numbers of social rent which are desperately needed. The developer blurs the numbers of social rent units by lumping 'shared equity' and 'shared ownership' units and 'social rent' units into a cumulative figure of 43%. However, buried in the planning are the true numbers proposed in the Masterplan 3. **In summary**, the Phase 5, 6, 7 & 8 Masterplan, proposes to **demolish 692** social rent units and **build 583** social rent units!

### Climate Emergency

On page 5 of the Affordable Housing Statement, the applicant raises the need to meet the Climate Emergency being one of the reasons for the revisions to the Masterplan.

**Firstly, Whole Life Carbon calculations** were not required to be prepared by previous masterplans. The developer is required to calculate the 'whole life carbon' of refurbishing the existing blocks and compare it to the 'whole life carbon' of rebuilding. (ie the greenhouse gas emissions generated over the lifetime of the buildings - both operational and embodied carbon). The developer is now required to prepare these calculations under the GLA London Plan - Policy S1 2F. These findings should be presented in a clear diagram this appears to be missing from the application.

The diagram if included would show that the greenest way to regenerate the estate is to repair and refurbish the existing housing stock. It would certainly would make sense in our view for Phase 5 and Phase 8 blocks to be retained and refurbished. It is hard to see that the Masterplan is inline with **Hackney's Climate Action Plan**. As the council itself said of the Phase 4 planning proposals in May 2024 "We do not currently have the policies in our local plan to secure further embodied and operational carbon savings - the scheme is compliant but does not align with the best industry practice and therefore can't be considered exemplary."

**Secondly, Over heating as a result of Climate Change.** Previous phases all suffer from overheating, the proposals do not show adequate mitigation of overheating.

### **Thirdly Biodiversity and Open Space**

The huge densification has come at a cost to public open space and green space. The developer seeks to disguise this by providing private 'podium gardens'.

The loss of open space is a big problem in the new Masterplan proposals. Earlier proposals brought landscape between blocks at ground level and created enhanced landscaped public open space, which encouraged wildlife and biodiversity. In contrast the new Masterplan now proposed private podium gardens in every phase. These podiums are glorified roof terraces. Similarly it is uncertain how many mature trees will be lost as a result of the scheme particularly in Phase 8. The habitats of the bats record in the developers studies will certainly be disturbed and destroyed.

**Architecturally**

*The proposed visuals show unremitting, monotonous and bland facades. The heights of the blocks proposed will be overbearing and will have associated problems of lack of cross ventilation to homes. There will be units that receive little or no sunlight as on more recent Phase 3 and 4.*

**Destroying the Setting of the Stoke Newington Reservoirs and New River Conservation Area and East Reservoir Nature Reserve.**

*The new proposed blocks and particularly for Phase 5 are too high and ignore precedents set by earlier phases of 5 storeys adjoining the West and East Reservoirs. The open way the landscape moves through the blocks in earlier phases is replaced by clumsy block-like private podiums, 6 metres high which will overlook the East Reservoir Nature Reserve. This architectural form is inappropriate next to the historic New River and wildlife reserve.*

**Destruction of Community Facilities for Young People**

*The Masterplan 3 proposes to demolish Youth Facilities. Even though the density of the scheme has increased by 140%, the developer is only proposing to replace existing facilities rather than provide more facilities. The Edge Youth Club built in 2012 is being demolished it is not clear when it will be replaced to meet increased need. The Multi Use Games Area (MUGA) in Newton Close is being demolished and moved to an existing an open landscaped area in Phase 2. The second MUGA in Rowley Gardens, is currently going to be ‘enhanced’ under Phase 8 works which start in 2041!*

**In conclusion loss of Community and Pressures on Community facilities**

*As a representative of the Woodberry Down Community Organisation at the planning meeting for Phase 4 in May 2024: “It is no longer a community-led regeneration”. It could be said that the Woodberry Down Regeneration Proposals in the current Masterplan 3, appear to be undermining the existing community. It was also hard to find information within the Masterplan 3, appear to be undermining the existing community. It was also hard to find information within the Masterplan proposals calculating the pressures the 186 increase in housing units will have on associated facilities such as schools and doctor’s surgeries. To conclude the proposals do no meet the need of the community in several ways. In spite of the 140% increase in housing units there is no increase in homes for social rent that would meet the desperate need for housing for people on low to average incomes in the borough. On Climate Change, contrary to what the report says it shows no vision or innovative design to meet the challenges for mitigating the future climate emergency and biodiversity.”*

4.6 The Housing and Built Environment Group of Sustainable Hackney have commented twice

*First Comment*

I write on behalf of the Housing and Built Environment Group of Sustainable Hackney. A detailed response to this master plan has already been submitted by the Stoke Newington Conservation Area Advisory Committee. We support these comments. Some aspects need emphasis.

Building construction is responsible for approximately 9% of all greenhouse gases. The climate crisis requires a major re-evaluation in the industry. There is an onus on all concerned is to minimise the adverse effect of building. Both demolition and construction

have huge carbon footprints. In addition resources are now so limited as to require as much reuse and as little new extraction as possible.

This re-evaluation applies to Woodberry Down as much as to any other renewal; it is vital that the carbon footprint of the works is minimised. Buildings need to be retained, added to and adapted not demolished and rebuilt. This may require revision of any agreements that have been made between client and developer.

The other aspect of the master plan that is unacceptable is the level of social housing. There is a crying need for affordable accommodation, both for sale and rent. The proportion of social housing is far too low; it is inaccurate to include shared ownership and shared equity in social housing.

None of the above matters is adequately addressed by the master plan as submitted.

For this reason, and the issues raised in the response of the Stoke Newington Conservation Area Advisory Committee, the application should be refused.

#### *Second Comment*

This group of buildings on the south side of Seven Sisters Road stands between the new housing to the west and the reconstructed care home to the east. They are similar in style with pitched roofs, yellow brick walls and new windows. They are of sound, solid construction.

The north-south spaces between and beyond the buildings alternate: either entrance/car parking court or landscape. The landscape is mature; many of the trees have been here long before the estate was built.

Biodiversity Net Gain legislation was brought in by the last government to ensure that new developments and refurbishments adversely affect neither the immediate environment nor the broader area in which they are located. In Master Plan Phases 5 to 8 these nine buildings and any associated landscape are demolished completely.

This represents devastating biodiversity net loss. Under what circumstances can Planning Consent be considered?

*[It is understood that this comment refers to the following buildings: Brockhurst House, Selwood House, Kinner House, Bernwood House, Delamere House, Mendip House, Ennerdale House, Westwood House, Allerdale House]*

#### 4.7 The Friends of Rowley Gardens have commented

The proposals in the Third Masterplan, totally fail to take into account the special nature of Rowley Gardens, in Phase 8 of the Masterplan. They involve the removal of the homes, green areas, trees and space running from Rowley Gardens (the road) to Green Lanes. They also include the removal of the road itself which is not an estate road but a public highway, benefitting the far wider community. In addition, the flats adjacent to both sides of the road will go, including those numbered 2-80 (even numbers) located in what is now designated a Green Flag Park area.

Rowley Gardens is Different

Rowley Gardens has a different development history than the rest of Woodberry Down.

The original estate was completed shortly after the Second World War using designs prepared before the war however, Rowley Gardens, completed in 1962, was designed after the war. Rowley Gardens was built on a large park area, formerly the grounds of the imposing, Northumberland House, which became an institution for the mentally ill.

The architecture in Rowley Gardens was quite different from the rest of the post-war Woodberry Down, consisting of taller and lower blocks than those that dominated in the rest of the new estate; it has blocks of two, three and ten storeys. There were and are, more green spaces, open to all in Rowley than in the individual blocks in the rest of the estate. These open spaces in particular were recognised as an improvement on the rest of the estate with architects receiving a Civic Trust Award in 1961 for the layout of the development and the positioning of blocks in landscaped, green space. The large amount of green space was possibly on account of the large park area that was there before. Even in the past couple of years this has been enhanced, with new trees being planted, adding to the many others. Today, the importance of such permeable surface is recognised.

In other words, open and access-to-all green spaces and trees are an important part of Rowley's Gardens existing provision and heritage.

Also, in terms of the homes in Rowley Gardens, these were all built 15- 20 years later than the rest of Woodberry Down and accordingly might be expected to be in, at least in a general sense, a better condition. The design of these is commendable. For example, in the four tall blocks, the only rooms that are north facing are kitchens. The majority of homes have exceptional views either of Finsbury Park, the City or of a winding stretch of the New River. The low-rise blocks all share at the least, a view of the largest landscaped lawn with shrubs and trees known to support Green Woodpeckers. High quality design means that every home has a dual aspect, and no home is overlooked. There are three large pieces of art; sculptured relief murals on the seventh, eighth and ninth floors of block 162-240 created before tenants arrived. Their presence demonstrates the creative and visionary standard to which the architects were working.

Nowhere in the current proposals for Phase 8 of the Woodberry Down are these differences acknowledged, promoted or taken into account. Nowhere is there expressed a desire to work with this particular heritage of Rowley Gardens.

#### The Proposals

Instead of recognising the different legacy of Rowley Gardens, the proposals for its "development" simply regurgitates the model used in other phases. That is, increased density, higher housing blocks than before, grouped closely together, and the use of private podiums. In other words, the traditional distinctiveness of Rowley Gardens is to be bulldozed away. The low level feature of some of the existing homes is not going to be replicated. Rowley Gardens the road is to go, making access to the shopping area in Green Lanes more difficult and taking away the current space used weekly by the Hackney Play Bus. There has been a suggestion that this space could be re-provided adjacent to the current new homes in Woodberry Grove North, but anyone familiar with how this area works at the moment will know this is not a practical suggestion.

Crucially, the architects admit that there will be significantly less green space open to all in their proposals: thus the "gardens" aspect in the new Rowley Gardens" is to be severely diminished; the large-scale felling of existing trees adds to this. Surfaces are designed no longer to be permeable but impermeable.

### The Demolition

Very little information has been provided in respect to the state of the homes in the existing Rowley Gardens. It is not clear whether or not these homes would benefit from refurbishment rather than demolition. The difference between the low and high levels housing is, in terms of refurbishment has not been considered.

Instead, they and much of the green space and trees surrounding them are simply to be swept away. In an age when carbon footprint is supposed to matter, this is a careless and ill considered proposal.

### An Alternative Approach

The questions the developers should be asking and answering in respect of Phase 8 include: Can we have a serious look at refurbishment for at least some of the existing homes?

How can we integrate the distinctive nature of Rowley Gardens into a new design?

How can we ensure the level of public access to green spaces is maintained?

How can we re-provide attractive open spaces between different housing?

Can we acknowledge the success of the present Rowley Gardens and have some low-level blocks or rows?

Instead of this all the developers/architects seem to ask and answer is how can we pile in the maximum number of properties into this space?

These are lazy, regressive and anti-green proposals

### **CONSULTATION RESPONSES - STATUTORY, LOCAL AND OTHER**

4.5 The following comments have been received in response to the current application

#### GLA Comments

4.6 Land use principles: The principle of the estate regeneration and uplift of housing and non-residential uses is strongly supported. Further information is required on the decant strategy, rights to return, rent levels, how the proposed housing mix meets the needs of the existing residents, and fair deal for leaseholders and freeholders.

Affordable housing: The proposal intends to deliver 1,307 affordable housing units (45.47% by habitable room) with a tenure split of 22.26% low-cost rent / 23.21% intermediate product. As the scheme involves estate regeneration, the applicant has followed the Viability Tested Route. The applicant's financial viability assessment is being robustly interrogated by GLA viability officers to ensure the maximum viable amount of affordable housing is provided.

Urban design and heritage: The proposed approach to scale, massing and architecture are generally supported. The applicant must ensure the layout and height will not impact on the quality of the open space. The Design Code and Parameter Plans should be updated to cross-reference each other and contain more specific guidance. There would be a low to middle level of less than substantial harm caused to heritage assets which must be outweighed by the benefits of the proposal.

Transport: Further information on trip generation and mode share, ATZ assessment, walking and

cycling improvements, contributions towards Manor House Underground Station improvements, Travel Plans, delivery and servicing, and construction logistics. Other issues on sustainable development and environmental issues also require resolution prior to the Mayor's decision making stage.

Transport for London

4.7 See GLA comments - Off site transport mitigations required.

Metropolitan Police

4.8 No objection, subject to conditions.

Having reviewed the information listed on the planning portal we have no objections regarding the general placement of the residential, commercial units or public realm taking into context the original hybrid design proposal for the area.

We would like it noted that residential cores with shared communal spaces designed to facilitate a high number of residents with nearby large open public spaces are often linked to generating Anti-social behaviour (ASB) and promoting criminal activity. Physical security elements and active management within residential developments are proven to reduce unwanted criminal activities and reduce the fear of crime promoting sustainable diverse and integrated communities. The Secured by Design (SBD) police endorsed scheme works to reduce the likelihood of ASB / criminal behaviour and promotes a sustainable safe and inclusive environment for residents and visitors to the area. Creating a sense of place where residents and legitimate users are able to go about their daily routine without unduly fearing crime or insecurity is a key element of the Secured by Design initiative, as is long term sustainability.

*Officer Note: These are matters that can be resolved/overcome either via condition or the reserved matters applications.*

Health and Safety Executive

4.9 No objection at this stage, further comment will be made at the reserved matters stage when detailed plans and details are to be submitted.

London Fire Brigade

4.10 No objections. More detailed comments to be provided at the reserved matters stage.

Environment Agency

4.11 No objection, subject to conditions

The proposed development will be acceptable if the conditions outlined in this response are included on the planning permission's decision notice. Without these conditions we would object to the proposal in line with paragraph 187 of the National Planning Policy Framework because it cannot be guaranteed that the development will not be put at unacceptable risk from, or be adversely affected by, unacceptable levels of water pollution.

The history of construction and demolition on-site means widespread Made Ground is likely to be present, which may be a source of potential contamination. Potential contaminants could be mobilised and impact on controlled waters, specifically groundwater in the underlying Lambeth Group and Thanet Sands Secondary A aquifers and the deeper Chalk Principal aquifer, as a result of the proposed redevelopment of the site. The site is also located within an Inner Source Protection Zone (SPZ1) associated with a Thames Water public water abstraction and NLARS

(North London Artificial Recharge Scheme) point approximately adjacent north of the site (Eade Road West).

Historic England (GLAAS - Archaeology)

- 4.12 No archaeological requirement - No archaeological condition at this stage. Possible condition at reserved matters stage relating to phase 8 depending on potential impact to the former location 'Northumberland House' from the proposed scheme'.  
*[officer comment: condition appended to outline application to ensure adequate action is secured]*

Historic England (Designated Heritage Assets)

- 4.13 No comments to add - We suggest that you seek the views of your specialist conservation and archaeological advisers.

Thames Water

- 4.14 Conditions provided & further comment to be given at reserved matters stage.

Sport England

- 4.15 Objection due to lack of financial contribution to built sporting facilities and infrastructure.

NHS London (HUDU (Healthy Urban Development Unit) Team)

- 4.16 The total contribution sought for healthcare across phases 5-8 is £2,535,296 - to be appropriately indexed through the S106 agreement and based upon the indicative numbers within the application and subject to confirmation reserved matters submission.

Natural England

- 4.17 No Comment Received.

Woodberry Down Community Organisation

- 4.18 The WDCO Board recognises that this is an outline planning application for Phases 5–8 of the Woodberry Down Estate regeneration. Consequently, most elements remain reserved for later approval, including the detailed design of the residential components, landscaping, open space, play provision, public realm and servicing arrangements.”.

These plans ask for permission to build up to 3083 homes in phases 5-8 which would create an overall total of 6495 units. In reaching this figure the Masterplan has been subjected to a viability assessment, however, given the uncertain market conditions pertaining at the moment WDCO fears that the total number of homes will be subject to change as the timeline lengthens over which the later phases are constructed.

The WDCO Board broadly supports this application and agrees with the overarching aspirations of creating an 'open, welcoming place for people to live'. We do, however, have serious reservations over some aspects of the Masterplan which we feel could negatively impact the lived experience of future residents and additionally reduce the area's attractiveness.

**Key Concerns**

**'Affordable' Housing**

The Board notes that some current residents find the new social rented and shared ownership homes financially unaffordable. We therefore urge that going forwards strenuous efforts are made at all stages of the future design and development process to mitigate the escalating affordability issues associated with the new 'affordable' homes

### Social Housing for Rent

It is evident that Hackney is experiencing a severe housing crisis, with thousands of residents currently on the waiting list for accommodation. WDCO is therefore deeply disappointed that this third iteration of the masterplan, despite tripling the total number of homes on the estate, still fails to deliver a like-for-like replacement of social homes for rent, resulting in a shortfall of approximately 200 such homes across the regeneration. We strongly urge an increase in the proportion of social rented housing and recommend that the tenure mix within the affordable housing allocation be reconsidered.

### Density of the Development

It is projected that on completion of the regeneration there will be three times the original number of homes. This dramatic increase in the density of dwellings has hence, given the Board cause for concern over the quality of lived conditions

Comparison of Total Envisioned Homes			
Masterplans	2009	2014	2025
Projected Totals	4667	5557	6495
The original estate pre-2000 comprised 2000 homes			

In view of this the Board would like to suggest a limit (6495) placed on the number of homes that can be constructed on the estate without recourse to further scrutiny and consultation, including with WDCO, over the possible adverse effects on the residents.

### Provision of Podiums

The new Masterplan envisages that podiums will be used in the construction of all the blocks in the rest of the development, with the result that much green space will only be visible to residents of a particular block. The Board asks that podiums are evaluated on merit on a case-by-case basis and for horseshoe shaped blocks fronting the reservoir that ground level gardens should be considered. This would be in keeping with all other blocks along the new river path.

### Winds caused by High Buildings

The Masterplan is proposing many new blocks of 10 or more storeys, creating taller buildings. As a result, the increased height will create lower-level atmospheric disturbances and channel air between blocks, leading to wind problems and small vortex effects. We would like convincing wind calculations to be made for future phases and mitigating measures to be undertaken to prevent the issues of vortex effects that affect older and more infirm pedestrians in all phases. As the wind assessments carried out so far have not been able to accurately replicate the wind conditions caused by the existing new blocks, residents have little confidence in any further wind tunnel assessments or their results.

### Public Open Space, Amenities and the Ground Floor Strategy

It has been estimated that at present the areas of phases 5-8 include 43,000sqm of existing open space. This represents roughly 48% of the site area of 8.82 hectares. The new Masterplan provides for 13,185 sqm of Public Open Space which is welcomed but is only 14% of the site area. Private podium gardens which are not for public view are estimated at 10% of the site area. Also, not available for public view are the 1.4 hectares of green roof space, which would represent 15% of the site area.

The Board would ask that any proposed landscaping should work hard to ameliorate the loss of open space and achieve the Biodiversity Net-Gain required of 10%. A Climate Change Adaptation Plan should be produced to identify further ways that the proposed development can be more resilient to climate change throughout its lifespan.

In the Cultural Strategy consultation for phase 4 there was a strong desire for spaces where communities could come together. Among the suggestions were for more nursery provision, safe spaces for young people and a public library. These ideas should be developed alongside spaces for retail offerings into a coherent Ground Floor Strategy.

#### Conclusion

The WDCO Board appreciates the efforts of the Delivery Partners in making the regeneration to date so successful. Our concerns are not raised to obstruct progress but to ensure that the final result will enhance the development for all residents.

The Board trusts that the planning committee will take our points seriously in its deliberations, weighing up the proposals of the Masterplan and the needs of the community in the round.

#### LBH Environmental Protection - Land, Noise, Air

##### 4.19 No objection, subject to condition (Land)

Analysis of the previous ground investigations undertaken for earlier phases of the Woodberry Down Estate regeneration scheme identifies that there is potential for contaminants to occur within Made Ground at levels that exceed human health-based criteria applicable to residential development.

A targeted programme of shallow ground investigation, including chemical analysis of soils (groundwater samples, if present) and baseline ground gas monitoring, would enable confirmation of the on-Site ground and groundwater conditions. The pCSM would be refined and a quantitative assessment of the potential risks to the development undertaken.

The report appears to have been developed in-line with current LCRM guidelines.

#### LBH Drainage

##### 4.20 No objection, subject to conditions.

#### LBH Housing Regeneration (Woodberry Down)

##### 4.21 Throughout the design and pre-application period the LB Hackney Woodberry Down Regeneration team has been closely involved with all aspects of developing a new outline planning application for phases 5 to 8 of the Woodberry Down Regeneration programme.

The Woodberry Down Regeneration team participated in a Design Committee (a sub group of the Woodberry Down Community Organisation) which included representatives of Berkeley Homes, Notting Hill Genesis, Hackney Council and the Woodberry Down Community Organisation. The Design Committee met regularly throughout the Phases 5-8 masterplan design development to develop an understanding of the proposals and to comment on the emerging masterplan design.

As one of the three Woodberry Down delivery partners alongside Berkeley Homes and Notting Hill Genesis (as set out in the Development Agreement) the LBH Regeneration Team is supportive of the proposals that form this planning application. The commitment to replacing

existing poor quality blocks of flats on Woodberry Down with modern, energy efficient, spacious new homes alongside new and improved streets, public spaces, and green spaces in a new neighbourhood remains the core principal driving the regeneration programme, and these further four phases of Woodberry Down will continue to deliver on this ambition.

While we support the principle of redevelopment as set out in the masterplan application there are a number of areas for further consideration as the individual phases (Phases 5-8) are brought forward through future Reserved Matters Applications (RMAs) including the consideration of future opportunities to deliver more affordable and social rented homes where possible, consideration of detailed phase design, including density, and how this impacts on management and servicing arrangements for the new buildings, and future car parking provision for the existing social rented homes and residents living in Phases 5-8.

The Woodberry Down partnership has delivered a substantial number of high-quality new homes, community facilities and new retail units and businesses, within a new neighbourhood in close proximity to water, parklands, and social infrastructure including shops, services, community facilities, and public transport links. Now that the first three phases are nearly complete, and the fourth phase is about to commence construction, we look forward to continuing to work together to deliver the vision for Woodberry Down.

LBH Transport, Highways and Streetscene (LBH Transport)

4.22 LBH Transport initially raised several concerns regarding this application during the first round of consultation. Despite subsequent meetings with the applicant and the Council's Planning team, some of these issues are still unresolved. Persistent issues include: Trip generation methodology; Road safety analysis; Delivery and servicing mitigations; and Travel Plan. Comments outline essential mitigation measures to ensure the application's compliance with Hackney's Local Plan Policy LP33, enabling Streetscene to support the application. These include a range of conditions and planning obligations, both financial and non-financial.

LBH Waste Management

4.23 No objection, subject to conditions.

LBH Public Health Team

4.24 No objection, subject to satisfactory healthcare contributions being secured.

Design Review Panel (Summary from December 2023 DRP Session on an illustrative scheme)

4.25 The Panel acknowledges the challenges faced by the current construction and house-building industry but also reminds those involved of the opportunity of the site to create a successful part of London and the responsibility to local residents to do it justice.

The Panel commends the design team and Berkeley Homes on holding onto key principles such as the structural green fingers which will help stitch north and south together if successfully designed. Similarly, the Panel is highly supportive of work which has increased the size of open spaces. However, in places the panel considers that green fingers too constrained to function or be legible on the ground, and some proposed green spaces are too small or compromised to be usable.

The Panel recommends that further redistribution of massing, with overall reduction in density and height, and incorporation of more lower height typologies could help increase variety, improve character and reduce the intensity of height and massing. Height around the perimeter of the scheme should be reduced with some specific opportunities identified for greater height.

The Panel sees Phases 6 and 8 as being more successful while it has significant concerns around height, mass and layout of Phases 5 and 7 which have elements of overdevelopment.

Of specific concern are the inclusion of podiums for storage which are proposed to deal with demands of increased density. The loss of existing green spaces, benefits of ground level green space as well as the glimpses into and through courtyards and gaps between blocks that allow sun penetration, are issues raised around the perimeter block designs.

The Panel raises serious concern about the retention strategy. The Panel firmly suggests that a circular economy strategy accompanies the masterplan.

Main recommendations:

- Include circular economy proposals in the application.
- Reduce height, density and simplify massing in key locations including watercourse edges and in phases 5 and 7.
- Expand and improve courtyards in phases 5 and 7.
- Avoid loss of green open spaces and glimpses through blocks associated with proposed locations of podiums particularly on river edge blocks and where green spaces would be lost.
- Include specification of more varied building typologies.
- Ensure that fully dual aspect flats and dual stair cores can be provided within the parameter envelope width and height.
- Improve relationship between proposed open spaces and upgraded New River Path.
- Improve clarity and land-use interest along east west routes.
- Enhance and expand green and ecological connections.

#### London Borough of Haringey

4.26 No objection to this planning application.

## **5. POLICIES**

### **5.1 LBH Local Plan 2033 (2020)**

- PP1 - Public Realm
- PP9 - Manor House
- LP1 - Design Quality and Local Character
- LP2 - Development and Amenity
- LP3 - Designated heritage assets
- LP6 Archaeology
- LP8 Social and Community Infrastructure
- LP9 - Health and Wellbeing
- LP11 - Utilities and Digital Connectivity
- LP12 - Meeting Housing Needs and Locations for New Homes
- L13 - Affordable Housing
- LP14 - Dwelling Size Mix
- LP17 - Housing Design
- PL18 - Housing Older and Vulnerable People
- LP24 - Preventing the loss of housing

- LP26 - Employment Land and Floor Space
- LP27 - Protecting and Promoting Office Floor Space in the Borough
- LP31 - Local Jobs, Skills and Training
- LP36 - Shops Outside Designated Centres
- LP37 - Small and Independent Shops
- LP41 - Liveable Neighbourhoods
- LP42 - Walking and Cycling
- LP43 - Transport and Development
- LP44 - Public Transport and Infrastructure
- LP46 - Protection and Enhancement of Green Infrastructure
- LP47 - Biodiversity and Sites of Nature Conservation
- LP48 - New Open Space
- LP49 - Green Chains and Green Corridors
- LP50 - Play Space
- LP51 - Tree Management and Landscaping
- LP53 - Water and Flooding
- LP54 - Overheating and Adapting to Climate Change
- LP55 - Water and Flooding
- LP56 - Decentralised Energy Network (DEN)
- LP57 - Waste
- LP58 - Improving the Environment - Pollution
- MH1 - Woodberry Down

## **5.2 London Plan (2016)**

- GG1 - Building Strong and Inclusive Communities
- GG2 - Making the best use of land
- GG3 - Creating a healthy city
- GG4 - Delivering the homes Londoners Need
- GG5 - Growing a good economy
- SD10 - Strategic and Local Regeneration
- D2 - Infrastructure requirements for sustainable densities
- D3 - Optimising site capacity through the design led approach
- D4 - Delivering good design
- D5 Inclusive Design
- D6 - Housing Quality and Standards
- D7 - Accessible Housing
- D8 - Public Realm
- D9 Tall Buildings
- D11 - Safety, Security and Resilience to Emergency
- D12 - Fire Safety
- D13 Agent of Change
- D14 - Noise
- H1 - Increasing Housing
- H4 - Delivering Affordable Housing
- H5 - Threshold approach to applications
- H6 - Affordable Housing

- H8 Loss of Existing Housing and Estate Redevelopment
- H9 - Ensuring the best use of stock
- H10 - Housing Size, Mix
- S1 - Developing London's Social Infrastructure
- S2 - Health and Social Care Facilities
- S3 - Education and Childcare Facilities
- S4 - Play and Informal Recreation
- E1 - Offices
- E2 - Providing Suitable Business Space
- E3 - Affordable Workspace
- E9 - Retail, Markets and Hot Food Takeaways
- E11 - Skills and Opportunities for all
- HC1 - Heritage Conservation and Growth
- HC3 - Strategic and Local Views
- HC4 - London View Management Framework
- G1 - Green Infrastructure
- G4 - Open Space
- G5 - Urban Greening
- G6 - Biodiversity and Access to Nature
- G7 - Trees and Woodlands
- G9 - Geodiversity
- SI 1 - Improving Air Quality
- SI 2 - Minimising Greenhouse Gas Emissions
- SI 3 - Energy Infrastructure
- SI 4 Managing Heat Risk
- SI 5 - Water Infrastructure
- SI 6 - Digital Connectivity Infrastructure
- SI 7 Reducing Waste and Supporting the Circular Economy
- SI 12 - Flood Risk Management
- SI 13 - Sustainable Drainage
- T1 - Strategic Approach to Transport
- T2 - Healthy Streets
- T3 - Transport Capacity, Connectivity and Safeguarding
- T4 - Assessing and Mitigating Transport Impacts
- T5 - Cycling
- T6 - Car Parking
- T6.1 Residential Parking
- T6.2 Office Parking
- T6.5 - Non-residential disabled person Parking
- T7 - Deliveries, Servicing and Construction
- T9 - Funding Transport Infrastructure Through Planning
- DF1 - Delivery of the plan and planning obligations

**5.3**

**SPD/SPG/Other**

- London Borough Of Hackney Community Infrastructure Levy Charging Schedule (2015)

- London Borough Of Hackney Planning Contributions SPD (2020)
- London Borough Of Hackney Sustainable Design and Construction SPD (2016)
- London Borough of Hackney Child Friendly Places SPD (2021)
- Mayor of London's Accessible London - Achieving an Inclusive Environment SPG (2014)
- Mayor of London's Affordable Housing and Viability SPG (2017)
- Mayor of London's All London Green Grid SPG (2012)
- Mayor of London's Character and Context SPG (2014)
- Mayor of London's Community Infrastructure Levy Charging Schedule 2
- Mayor of London's Control of Dust and Emissions During Construction and Demolition SPG (2014)
- Mayor of London's Crossrail Funding SPG (2016)
- Mayor of London's Good Practice Guidance for Estate Regeneration (2018)
- Mayor of London's Housing SPG (2016)
- Mayor of London's Planning for Equality and Diversity in London SPG (2012)
- Mayor of London's Play and Informal Recreation SPG (2012)
- Mayor of London's Social Infrastructure SPG (2015)
- Mayor of London's Air Quality Positive SPG
- Mayor of London's Air Quality Neutral SPG
- Mayor of London's Be Seen Monitoring SPG
- Mayor of London's Circular Economy Statement SPG
- Mayor of London's Energy Planning SPG
- Mayor of London's Sustainable Transport, Walking and Cycling SPG
- Mayor of London's Characterisation and Growth SPG

#### **5.4 National Planning Policies**

National Planning Policy Framework (2024), Planning Practice Guidance and National Design Guide (2019)

#### **5.5 Legislation**

Equality Act 2010, Planning Compulsory Purchase Act 2004 and Town and Country Planning Act 1990

### **6. COMMENT**

#### **6.1 Introduction**

6.1.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) operates under a presumption in favour of sustainable development. It states that development proposals, which accord with the development plan, should be approved without delay. The adopted Development Plan where the site is located, comprises the London Plan (2021) Hackney Local Plan 2020 known as 'LP33', and the North London Waste Plan.

6.1.2 The NPPF is also a material consideration in the determination of planning applications. The development plan has been used as the starting point for the assessment of the proposal submitted for consideration and the following topics are considered to be

particularly relevant to this application.

6.1.3 The application has been assessed against national planning policy and guidance, development plan policies and other material planning considerations and the advice of statutory consultees. The key planning issues raised by the proposal include:-

- Outline nature of the application;
- Environmental Statement;
- The Principle of the Development (land use);
- Housing Mix (including Affordable Housing (Reprovision and Additional)
- Non-Residential Uses;
- Quality of Accommodation;
- Amenity Impacts;
- Heritage
- Design;
- Public Realm, Open Space and Play;
- Sustainability, Climate Change and Energy;
- Highway Safety and Transportation;
- Flood Risk and Drainage;
- Ecology and Biodiversity Matters;
- Arboricultural Matters (trees);
- Waste Management;
- Contamination;
- Planning Obligations.

## **6.2 Outline Planning Application**

6.2.1 This application is an outline planning permission application, which seeks approval for the general principles of a development, focusing on its nature and scale, rather than the detailed layout and design. The application outlines the proposed use(s) of the site, the amount of development, and the general location of access points. The application focuses on the broad concept of the development, such as the type and scale of buildings, the overall layout, and the proposed access points. Specific details like siting, design, external appearance and landscaping are typically reserved for a later application, known as a "reserved matters" application, which are secured via conditions and obligations attached to an application. Suitable conditions and details of the obligation are appended to this report.

## **6.3 Environmental Statement**

6.3.1 The Environmental Impact Assessment Regulations 2017 ("the EIA Regulations") set out in Schedule 4 the general requirements for the content of Environmental Statements. These comprise information on the nature of the development; consideration of alternatives; relevant aspects of the environment; likely environmental impacts arising; proposed mitigation measures; and an indication of any difficulties in compiling the information needed. A non-technical summary of the contents of the Environmental Statement is also required.

6.3.2 The submitted Environmental Statement ("ES"), subject to the satisfactory receipt of additional information, satisfies these requirements and can be used as a basis for determination of the application.

6.3.3 Regulation 18(5) of the EIA Regulations requires an applicant to ensure that the (“ES”) is prepared by competent experts and provide a statement from the developer outlining the relevant expertise or qualifications of such experts. A statement of expertise has been submitted. The qualifications of each assessor have been included at the start of each technical chapter of the (“ES”). Following receipt of additional information and clarification, it was confirmed that the Environmental Statement (including the additional details/information and clarification) adequately identified all of the potential environmental effects of the proposed scheme and that the proposed mitigation measures are appropriate, subject to the imposition of appropriate planning conditions.

#### **6.4 Principle of Development (land use)**

6.4.1 Chapter 2 of the NPPF identifies sustainable development as the key objective of the planning system and clearly sets out the presumption in favour of sustainable development, in alignment with the need to determine planning applications in accordance with the Development Plan.

6.4.2 In specific regard to proposals for estate regeneration, such as that currently under construction elsewhere at Woodberry Down, paragraph 99 of the NPPF states *“that planning policies and decision should consider the social, economic and environmental benefits of estate regeneration, and requires Local Planning Authorities to use their planning powers to help deliver estate regeneration to a high standard.”*

6.4.3 The principle of regenerating the post war Woodberry Down Estate was established through the granting of outline planning permission for a masterplan for the redevelopment of the estate, and had subsequently been reconfirmed through the granting of successive outline, hybrid and full planning permissions, as well as an allocation in the local plan.

6.4.4 Two elements of the site are Metropolitan Open Land (MOL), these this lie outwith the area formed by the maximum parameter plans for buildings, One is envisaged to form open space within the scheme (Phase 5), and the other is the land which is to be occupied by the football pitch approved as part of 2024/0657. These are both considered to be suitable uses within MOL, and will not impact on the purposes of the MOL.

6.4.5 The regeneration of Woodberry Down has been a corporate and political objective of the Council for a number of years, and it is recognised that the overall process is partially underway, as is recognised in LP33 place making policy PP9 (Manor House) and site allocation policy MH1 (Woodberry Down). The principle of a high quality, residential led redevelopment of the site is therefore acceptable and in accordance with long established principles of adopted Development Plan policy as well as more general local, regional and national planning objectives of delivering sustainable development. Therefore the principle of development in land use terms is acceptable.

#### **6.5 Housing Matters**

##### Housing Delivery

6.5.1 The proposed development seeks outline planning permission for the redevelopment of residential estate dwellings of which many are at the end of their functional and

operational life. The residential estate blocks currently standing on the Phases 5-8 site have been previously assessed through structural evaluation surveys to be beyond reasonable economic repair and, by virtue of the previous planning permissions, their redevelopment has been previously considered and confirmed as being acceptable in principle. The site also includes a row of interwar semi-detached properties on Woodberry Grove (North), on the opposite side of the road to Skinners Academy.

- 6.5.2 The current application proposes their replacement with up to 3,083 new homes of a range of unit sizes and tenures. A summary of the indicative housing mix proposed is shown in table 1 below. Based on the maximum number of dwellings the mix is posed to be 19% Social Rent, 24% Intermediate products (Shared Ownership or Shared Equity) 57% Market Housing over the remaining phases. The tenure split within the affordable units is 56% intermediate and 44% Social Rent.

Overall Total	Studios	1 Bed	2 Bed	3 Bed	4 Bed
Social Rent	0%	20-40%	20-50%	20-40%	20-40%
Intermediate	30-60%		30-60%	0-15%	
Open Market	0-5%	30-50%	35-45%	5-35%	
*20-40% 3bedroom+ within SR tenure **0-15% 3bedroom + with SO tenure					

Table 1: Proposed Indicative Tenure and Mix over phases 5-8

- 6.5.3 The delivery of high quality affordable housing is recognised as an important planning objective in the adopted Development Plan and the National Planning Policy Framework. The proposed development would make a significant contribution to that delivery within Hackney.
- 6.5.4 The current London Plan sets a minimum target of 1,328 net homes per annum for Hackney (13,280 over ten years). Woodberry Down is a site that is considered to come forward during the gestation period of the current London Plan. PP9, which sets the strategic direction for this area of the borough, references 2,000 additional homes within this area, with LP12 requiring around 3,000 additional dwellings in the Woodberry Down/Stamford Hill area. Policy MH1 provides the site allocation for Woodberry Down and sets a gross target of 4,045 dwellings and 2,915 dwellings (net).
- 6.5.5 It is recognised that the quantum of housing proposed under the scope of the current application (and therefore density of the scheme) exceeds that previously approved under the revised masterplan. However, in national and current Development Plan policy there is a general presumption in favour of sustainable development, including (and in particular) affordable housing (both social/affordable rented and intermediate housing), and a requirement to make efficient use of land, particularly in highly sustainable locations, such as the proposal site. Concerns relating to the increased density are noted, however an increase in density in this location is deemed to be acceptable in principle.

### Housing Mix

- 6.5.6 London Plan Policy H10 seeks to promote housing choice and a balanced mix of unit sizes in new development. Local Plan policy LP14 seeks that for: Social Rent/London Affordable Rent properties 30-34% should be 1 bed, 30-34% should be 2 bed, 33-36% should be 3+ beds; 1 bed Intermediate properties should be a lower proportion than the 2 bed proportion of dwellings, 2 bed intermediate properties should be a higher proportion than the 1 bed properties, and 15-25% of the intermediate dwellings in a scheme, 3+ bed dwellings should form 15-25%; The proportion of 1 bed market properties should be a lower proportion than 2 bed market properties, with 2 bed market properties forming a higher proportion than 1 bed properties, and 3+ bed properties should make up 33% of the market properties within a scheme.
- 6.5.7 The proposed housing mix as shown in table 1 diverges from the Council's evidenced policy requirement in terms of housing mix. The applicant states that the proposed mix of homes responds to some predetermined factors for the site. There is a defined requirement for a specific mix of affordable housing units, in terms of size and tenure, which is determined by the needs of households who will be rehomed to allow the progression of phases 5-8 in due course, the intermediate homes being available under two tenure types: shared equity for existing residents who own their current home; and shared ownership for residents new to Woodberry Down.
- 6.5.8 Secondly, with regard to the intermediate tenure provision, the mix has been determined by the Registered Provider (RP) and development partner (Notting Hill Genesis), in consultation with the Council's Regeneration Team and local community. Finally, the open market housing mix has been determined by Berkeley Homes, in line with the substantial volume of sales data available from previous phases in the wider Woodberry Down Estate Redevelopment.
- 6.5.9 For these reasons, on balance, the adoption of a more flexible approach in the application of the Local Planning Authority's preferred housing mix is considered acceptable in the circumstances of this case, as a larger regeneration project with four large phases to be delivered as part of this application.

### Affordable Housing Provision

- 6.5.10 Development Plan policy (both regional and local) requires major residential proposals to provide a minimum of 50% affordable housing. The London Plan specifies the following in terms of tenure split: 30% should be Social Rented/London Affordable Rent; 30% should be intermediate tenure; and, the remainder (40%) to be low-cost rented homes or intermediate products subject to local need and viability. Local Plan Policy LP13 requires: 60% to be Social Rent/London Affordable Rent; and, 40% to be intermediate housing products. Policy H8 of the London Plan is also relevant in this situation, which states that the demolition of affordable housing "should not be permitted unless it is replaced by an equivalent amount of affordable housing floorspace".
- 6.5.11 The application as submitted proposes 43% affordable housing by unit numbers, with an affordable housing tenure split 44% (Social Rent) and 56% (Shared Ownership or Shared Equity). This equates to 19% Social Rent across the remaining phases when compared to all tenures within the phase. To summarise, the proposal potentially seeks to provide as a maximum 1,325 affordable dwellings, a maximum of 583 which are to be social rent and 742 are to be made available as intermediate products. Therefore the overall affordable

housing provision is 7% below the target level. To note, the existing level of affordable properties (both secure and non-secure social rent tentanted) across phases 5-8 is understood to be 692 dwellings. When assessed against policy H8 of the London Plan the proposal will reprovide the equivalent amount of affordable housing floorspace and will meet the other relevant requirements of H8 e.g. enabling the reprovided housing to be integrated into the development to ensure mixed and inclusive communities, whilst also providing new affordable housing that not only meets the Nationally Design Space Standards, but is also equal or higher than Parker Morris Standard +10%.

- 6.5.12 This application is outline in form, and as such will be subject to further 'reserved matters' applications to determine further details, however the scheme is to be governed by a design code, which is to guide the further development of the scheme. This design code is submitted as part of this application, and is considered as part of the application.
- 6.5.13 All homes will be designed to meet the relevant internal residential space standards as set out in the GLA Housing SPG (2016) and all social rented homes have been designed to meet Parker Morris Standards plus 10%, which exceed the GLA standards. It is understood that, subject to appropriate planning permissions being achieved the completed affordable housing will be handed over to the Registered Provider for the scheme, Notting Hill Genesis, on a lease of 299 years.
- 6.5.14 The location of the affordable homes has not yet been determined as part of the Outline Application, but will be informed through pre-application discussions for each Reserved Matters Application, where it is intended to provide a shared equity of views of Woodberry Down and across tenures and direct servicing. Regard will need to be given to relevant internal residential design standards set out in the GLA Housing SPG and Hackney's own guidance. It is understood that the layouts of homes will be informed by feedback from Notting Hill Genesis and members of the Woodberry Down Community Organisation, as part of regular Design Committee meetings.
- 6.5.15 The decant of existing social rented secure tenants within Phases 7 & 8, considering the needs of these particular households will be undertaken at Reserved Matters Stage for Phase 5, in consultation with the Council's Housing and Regeneration Team
- 6.5.16 The proposed development will form a mixed tenure scheme, with a range of dwelling sizes, which will contribute to the ongoing regeneration of Woodberry Down and Hackney. It is understood that rental levels for Social Rented Homes will be set between Notting Hill Genesis and the Council. The rental level, in accordance with the requirements for Social Rent, will be inclusive of all service charges.
- 6.5.17 It is understood that upon completion of the affordable dwellings Notting Hill Genesis will purchase the homes from Berkeley at an agreed price set out in the Principal Development Agreement (PDA), which is the land deal between Hackney Council and the Developer. A leasehold of 299 years will be transferred to Notting Hill Genesis. This will be secured by way of a Build Legal Agreement as set out in the PDA, to be completed before the implementation on site. This application whilst falling 7% short of the affordable housing target, although not a planning consideration, should be viewed in the context of the PDA agreed between the developer and the Council's regeneration team secures at least 40% affordable housing within the Woodberry Down Estate itself, as well as viability evidence submitted.

- 6.5.18 As less than 50% affordable housing is proposed the application is required to be viability tested and due to London Plan Policy H8, and to that end the application is accompanied by a Financial Viability Assessment (FVA), which has been the subject of independent review.
- 6.5.19 The development forms part of the wider estate redevelopment, which means there are components of the development that would not normally be included if it were a standalone, freestanding application. Also the wider PDA between the applicant and the council's regeneration team has implications for some of the inputs of the FVA submitted.
- 6.5.20 The development agreement for the site includes an overage agreement which means that any additional profit above the developer's return of 20% is held to ensure the viability of future phases and to maximise the delivery of affordable housing. Elsewhere at Woodberry Down it is understood that Phase 2 is cross subsidising Phases 3 and 4, which reflect the variation in market conditions between the phases and the infrastructure delivered in them. It is therefore considered that should members approve this application the overage mechanism should feature in the S106 agreement for this phase, as it has in previous phases.
- 6.5.21 There are a number of reasons why a standard FVA does not work well with the individual phases of the Woodberry Down regeneration project. Some of the FVA inputs are very different for Woodberry Down than they would be for a standard commercial development. For example the Benchmark Land Value (BLV) for Woodberry Down is essentially zero as the land is not sold to the applicant for its market value. Instead the Compulsory Purchase Order (CPO) and associated costs are used in the FVA in place of the BLV. This is a reasonable alternative to using the BLV but is also a deviation from standard FVA practice.
- 6.5.22 Some FVA inputs are affected by the PDA between the applicant and the Council as Landowner, which are sometimes considered reasonable in planning terms and sometimes not. One reasonable instance would be the inclusion of additional costs associated with the extensive community liaison required by the PDA that goes beyond the applicants legal requirements but which is considered to be a good thing by both the Council as Landowner and the Council as Local Planning Authority (LPA). One unreasonable instance would be the inclusion of a blanket profit rate for the applicant of 20% which is included in the PDA but is in excess of profit rates accepted by the LPA in other FVA's.
- 6.5.23 Despite the difficulties in using the standard FVA method negotiations, with the input of JJV as the LPA's viability consultant (employed to appraise the viability assessment on our behalf), have resulted in an FVA that better reflects accepted market standards for the FVA inputs.
- 6.5.24 As originally submitted the FVA, provided by the applicant, indicated that the scheme would result in an overall deficit of £138m. During our consideration of the planning application, we have undertaken our own appraisal and sensitivity testing of the proposal. As mentioned above, our base appraisal following a range of queries with the applicant team assessed on the offer put to us indicates a deficit of -£8.9m.
- 6.5.25 In conjunction with our viability assessors, we have undertaken further sensitivity tests on this, with a sensitivity test based on a 43% Affordable Housing scenario with a Hackney

Local Plan Affordable Housing Policy compliant tenure split is -£99.7m, and a further sensitivity test our scenario of 50% Affordable Housing (to comply with Policy H5 of the London Plan) with a Hackney Local Plan Affordable Housing Policy (LP13) compliant tenure split is -£209.7m.

- 6.5.26 The same overage mechanism from previous phases applies to phases 5-8, if approved. It means that any profit for any phase achieved over that allowed in the PDA (i.e. 20%) is put towards future phases. It is this forward paying mechanism that has helped the regeneration programme to continue. A more conventional review mechanism would seek to plough excess profit back into the same phase to increase the affordable housing provision within that phase. This approach would have increased the affordable housing delivered in phases 2 and 3 but would have left phase 4 unviable.
- 6.5.27 The FVA process is a simple one in general terms but rapidly becomes complex when the different inputs play against each other. This is doubly so for a multi-phase estate regeneration scheme stretching over more than 30 years in which the Council as Landowner is a partner. We should not lose sight of the fact that the purpose of an FVA is to decide whether the amount of affordable housing in the scheme is acceptable. For phases 5-8 the offer is 43% by unit. For Phase 4 the offer was 43%, For phase 3 the offer was 42% by unit and for phase 2 it was 36%, so in comparison the offer of 43% for phase 5-8 seems a good one.
- 6.5.28 It is an important principle of the consideration of FVA's that it is a matter for the decision maker to decide how much weight to give to viability matters in the overall planning balance. In this instance the affordable housing offer is 43% which compares well to other developments, with the exception of the Council's own regeneration schemes which deliver a minimum 50% affordable, although those schemes are smaller in scale than Woodberry Down. The offer of 43% is considered to be acceptable and the FVA is now much closer to one reflecting a notional developer and landowner using more standardised inputs that reflect market evidence. There are some remaining drawbacks with the FVA but these are considered to be outweighed by the wider benefits of the overall regeneration programme including environmental improvements and delivery of increased numbers of new energy efficient homes.
- 6.5.29 The principle of current phases contributing towards future phases and thereby keeping the regeneration scheme going is a good one, though of course phase 8 will be the final phase and at the point of delivery of phase 8 there will be no future phases to contribute towards, which will need to be accounted for somehow to ensure the maximisation of affordable housing throughout the whole programme, a mechanism is recommended within the s106 to capture this. Also, in dealing with later phases of Woodberry Down it has become clear that the standard FVA method is becoming less useful in helping to decide what levels of affordable housing are acceptable as the standard method does not take into account any issues associated with a complex multi-phase redevelopment where the delivery of the redevelopment overall is more important than that of any individual phase. It is possible that a more bespoke approach could be better.
- 6.5.30 Therefore, subject to the matters set out above, e.g. appropriate clauses in the S106 agreement, it is considered that the affordable housing offer in relation to this application is reasonable. Further to this, the viability testing which will support the Reserved Matters Applications can make sure that the affordable housing offer for each phase represents the maximum viable amount of the delivery of affordable housing within the parameters of

this application. This will be secured via a legal agreement should planning permission be granted. The planning obligation should also include review mechanisms in line with those of previous phases in order to meet current GLA guidance.

- 6.5.31 Concerns have been raised by interested parties in relation to the affordability of the new social rent and shared ownership properties, it is understood that this is something that the partnership (Hackney Council, Berkeley Homes and Notting Hill Genesis) are looking into. The overall quantum of affordable homes (social rented and other forms of affordable housing) has been queried and as can be seen above, the quantum offered appears to be the maximum viable quantum of affordable housing within the scheme, and complies with as the proposal replaces an equivalent amount of affordable housing floorspace and is therefore deemed to be acceptable in this instance.

## **6.6 Non-Residential Uses**

- 6.6.1 The application proposes 950m<sup>2</sup> of Local Community Uses (F2 Use Class) and potentially a 300m<sup>2</sup> Energy Centre (Sui Generis), the F2 use is intended to replace the Youth Hub known as 'The Edge'.
- 6.6.2 The application site is not located within a town or district centre, with the closest centre being Manor House (local shopping centre designation), however supporting uses including retail, employment education are other community/leisure facilities have been envisaged through the site allocation for Woodberry Down in the local plan. It is considered that the proposed uses complement the residential offer at Woodberry Down, and that a lot of the non-residential requirements at Woodberry Down have been provided through earlier phases.
- 6.6.3 It is therefore considered that the principle of the non-residential development elements of the proposal, subject to conditions, are compliant with the relevant policies in the Development Plan, relevant sections of the NPPF; and other material considerations, where these can be given weight.

## **6.7 Quality of Accommodation**

- 6.7.1 All new residential developments are expected to provide a good standard of amenity for future occupiers, and to comply with policy requirements in both the London Plan and Local Plan.
- 6.7.2 The residential units proposed will all meet the requirements of the Nationally Described Space Standards, whilst all of the affordable housing are to be designed to comply with Parker Morris Standards +10% above the statutory requirements, with all market homes complying with the National Space Standards. All units are to have access to either private external amenity space in the form of private terraces at ground floor and podium level, with balconies provided at upper levels. Communal and Podium Gardens are also to be provided within the scheme.
- 6.7.3 Access to sunlight and daylight is important when assessing schemes such as this, and an internal daylight and sunlight assessment has been undertaken and submitted with this application, which assesses the proposal insofar as is possible at outline application stage. Detailed information on this will be assessed at Reserved Matters Stages, however the illustrative scheme posed (along with supporting documentation including the

Environmental Statement) demonstrates that an acceptable scheme could come forward on the site given the urban context of the site.

- 6.7.4 In terms of internal daylight, sunlight and overshadowing technical assessments, and given the constraints of the site, it is considered that levels of daylight and sunlight amenity within the proposed development area acceptable, insofar as this can be assessed at outline application stage.
- 6.7.5 Concerns have been raised regarding the level of sunlight available to some of the properties within the scheme, particularly those facing north, however it is considered that the levels present are acceptable given the context in which they are located, this will be further assessed at the reserved matters stage.

#### Noise Impacts

- 6.7.6 Seven Sisters Road represents a significant environmental challenge particularly regarding traffic-borne noise. Whilst TfL have plans to alter the road, potentially reducing the number of lanes used by cars and lorries, (and in which Phase 3 contributed funding for measures such as additional crossings) these plans have potentially been delayed due to funding constraints and it was advised at pre-application stage with TfL to assume a scenario where these works are not undertaken. Regardless of the works, it is still envisioned that the road serves as a major arterial road and the environmental considerations that therefore need to be accounted for.
- 6.7.7 The main sources of noise incident relating to the proposal are road traffic noise, pedestrian noise and occasional overhead aircraft noise. Noise related construction impacts have also been assessed in accordance with BS5228, best practice measures are proposed, and appropriate conditions to secure this are appended to this report and recommended for inclusion on a decision notice relating to the proposal, this will also be assessed further as part of the reserved matters applications that relate to this scheme.
- 6.7.8 Roof mounted plant are likely to be the primary noise generating plan in the proposed development. The noise outputs from this will be controlled by appropriately worded conditions, which have been appended to this report and will be considered further at reserved matters stages.
- 6.7.9 Operational reload traffic has been assessed in terms of a change in noise associated with the operation of the proposal. Short and long term negligible effects have been predicted along all local road links.
- 6.7.10 The reprovision of the sports pitch has been assessed for change in noise at the new location. It is considered that sufficient additional mitigation is secured within the full planning permission relating to this so that noise levels are minimised as far as practicable. It is not considered that likely significant effects are predicted to occur as a result of the reprovision of the sports pitch.
- 6.7.11 As mentioned above, there is the potential for conflict between neighbouring land uses, particularly with regards to noise. To avoid such situations arising, conditions restricting hours of operation for non-residential uses, use of outside areas and uses within the permitted use Classes are proposed, as well as conditions requested by the which would serve to mitigate potential disruption.

### Overlooking and Privacy

6.7.12 The buildings (as put forward in illustrative form and in terms of parameter plans submitted) within the development could be, in some cases, quite tightly arranged. However in general the separation distances between are considered to be adequate to allow satisfactory actual and perceived spacing, with sufficient references in the design code to amenity considerations and further detail will be available at the reserved matters stages to assess this. Where there is likely to be direct overlooking at shorter separation distances, obscure and fixed glazing, as appropriate, will be required by to avoid mutual overlooking of future occupiers, however given this is an outline permission it is not appropriate to secure this at this stage, and will be considered in further detail at reserved matters stage, once detailed plans have been submitted. Concerns regarding potential overlooking and privacy are noted, however as mentioned above, it is considered that the proposal is acceptable, subject to conditions suggested and consideration at the later reserved matters stage.

### Accessible and Adaptable Homes

6.7.13 Of the residential homes within the scheme, 90% of the homes will comply with Part M4(2) standards, meaning that these are accessible and adaptable, and the other 10% of the scheme will meet the more onerous requirements of M4(3) which are suitable for occupation by wheelchair users. This provision will be secured by way of condition, and will be expected to be demonstrated through the reserved matters applications for each phase.

### Overheating and Ventilation Matters

6.7.14 Overheating and achieving suitable ventilation to reduce the impact of the urban heat island effect is an important consideration, the London Plan encourages the design of places and spaces to avoid overheating and excessive heat generation, and to reduce overheating due to the impacts of climate change and the urban heat island effect. Major development proposals should reduce potential overheating and reliance on air conditioning systems and demonstrate this in accordance with the following cooling hierarchy: 1 minimise internal heat generation through energy efficient design; 2 reduce the amount of heat entering a building in summer through orientation, shading, albedo, fenestration, insulation and green roofs and walls; 3 manage the heat within the building through exposed internal thermal mass and high ceilings; 4 passive ventilation; 5 mechanical ventilation; 6 active cooling systems (ensuring they are the lowest carbon options). Major development proposals should demonstrate how the design, materials, construction and operation of the development would minimise overheating and also meet its cooling needs. New development in London should also be designed to avoid the need for energy intensive air conditioning systems as much as possible. This is a key matter that will need to be addressed sufficiently as part of the consideration of the reserved matters applications once the detailed design has been undertaken.

### Microclimate Matters

6.7.15 The local wind microclimate has been studied in informing the proposals by the applicant's microclimate specialist, and has been deemed acceptable in relation to the illustrative scheme. This will be assessed further as part of the reserved matters applications in relation to this scheme. However, insofar as this has been assessed at

outline stage, wind conditions generally range from sitting to strolling use, with the windiest areas being at the junction of Devan Grove and Woodberry Grove. There are three occurrences of strong winds with the potential to be a safety concern to more vulnerable pedestrians and cyclists at this junction. When the proposed development is built out it is likely there would be a reduction in the overall windiness at this location, including no strong winds with cumulative surrounds in place.

- 6.7.16 In terms of the proposal as set out, wind conditions would generally range from sitting to standing use during the windiest seasons at the tested locations in the illustrative scheme. Strolling conditions would be present at two locations near the potential phase 8 facades, which would be unsuitable for any potential entrances should the illustrative scheme be taken forward. During the summer, the wind categories would improve and would be one category calmer and would range from sitting to standing use. There are design solutions to overcome potential microclimate constraints to ensure that wind conditions within the proposal remain acceptable for the design of the proposal. Further detail and consideration regarding this will be had during the consideration of the reserved matters scheme for each phase, where amendments can be sought or further mitigation requested.
- 6.7.17 It is noted that some of the comments received from interested parties relate to microclimate experiences on the already constructed elements of the estate. These comments are noted and microclimate issues will be further interrogated at reserved matters stage.

## **6.8 Neighbour Amenity Matters**

- 6.8.1 NPPF Paragraph 135 requires that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Paragraph 198 requires that planning decisions take into account likely impacts on health and quality of life. Chapter 12 of the NPPF stresses the importance of planning positively for the achievement of high quality and inclusive design for all development. The relevant local policies in relation to this are LP2 and LP17 of the Local Plan, and Policy D3 of the London Plan.
- 6.8.2 The NPPF (Chapter 12) requires that planning should always seek to secure high quality design and seek to secure better places in which to live and work. Paragraph 191 requires that planning decisions should aim to avoid impacts on health and quality of life. Paragraph 96 of the NPPF stresses the importance of aiming to achieve healthy, inclusive and safe places.
- 6.8.3 The proposal site is in proximity to existing residential development and closest residential properties outwith the application site are as follows:
- Properties and buildings fronting Seven Sisters Road (adjacent to and in close proximity to Phases 5, 6, 7 and 8).
  - Properties fronting onto Woodberry Grove
  - Properties at Goldfinch Point.
  - Properties within Phase 4 of Woodberry Down Regeneration Scheme
  - Properties within Phase 3 of Woodberry Down Regeneration Scheme
  - Properties in close proximity to the proposed new sports pitch site (Willowbrook House and Hartington Court).

- 6.8.4 Daylight, sunlight and overshadowing effects on the occupiers of neighbouring properties are addressed in the Environmental Statement. However, as mentioned elsewhere, this relates to the theoretical scheme put forward as part of this outline application, which is based on the extremes of the parameter plans.
- 6.8.5 The applicant has put forward a report assessing the impact of the proposal on the levels of daylight and sunlight and overshadowing received by nearby and neighbouring occupiers. As part of this a qualitative comparative assessment has also been undertaken for the proposed development against the 2014 masterplan. The DSO assessments have been undertaken in accordance with the relevant BRE Guidelines.
- 6.8.6 In relation to daylight and the proposed development 33% of surrounding receptors are considered to experience either a moderate adverse effect or major adverse effect (both classified as significant). The ten sensitive receptors experiencing a major adverse effect are Birchwood Apartments, 6-8 Woodberry Grove, 81a-81e Woodberry Grove, 331 Seven Sisters Road, 333 Seven Sisters Road, Woodberry Down Phase 3 Block B2, Newton Close Sheltered Housing, Sandpiper & Goldcrest Building and Skinners Academy.
- 6.8.7 In relation to sunlight and the proposed development 9% of surrounding receptors are considered to either have a moderate adverse effect or major adverse effect (both are classified as significant). The six sensitive receptors experiencing major adverse effects are: Maplewood Apartments, Birchwood Apartments, 335 Seven Sisters Road, 335a Seven Sisters Road, Sandpiper & Goldcrest Building and Skinners Academy.
- 6.8.8 It is understood that the significant effects are due to a combination of factors, such as the outline massing shown in the parameter plans and the inherent architectural features of the neighbouring properties e.g. balconies and windows close to the site boundary. Additionally, daylight and sunlight levels in the existing condition already sometimes fall short of the BRE guidelines. It is anticipated that many of the adverse effects will be reduced as the proposed development progresses to reserved matters stages. The detailed articulation of the parameter blocks in relation to the specific scheme for the proposal will likely mitigate these impacts.
- 6.8.9 In relation to overshadowing and the proposed development 24% of surrounding receptors are considered to have a moderate adverse effect and major adverse effect (both are classed as significant). The ten sensitive receptors experiencing major adverse effects are: Garden to the rear of 30 Eade Road, Garden to the Rear of 331 Seven Sisters Road, Amenity Space at Newton Close Sheltered Housing, Amenity Space at Birchwood, Maplewood and Ashview Apartments, 5 terraces at Rowan Apartments, 1 terrace at Hornbeam Apartments and amenity space at Hornbeam Apartments. The supplementary SHOG (Sun Hours on Ground) assessment demonstrates that amenity spaces would generally receive good levels of sunlight in the summer months, when there is a higher expectation for sunlight and outside spaces are most likely to be fully utilised.
- 6.8.10 The illustrative scheme is composed of a series of massing blocks and it is considered there will be further articulation of these blocks as the detailed scheme for reserved matters consideration is developed. Therefore, it is anticipated that the impact on daylight and sunlight for neighbouring and nearby receptors will continue to improve throughout the design process.
- 6.8.11 The proposal in its current form represents a worst case maximum parameter massing

and is unlikely to come forward in this form, and will be refined through the design process and appear more like the illustrative scheme presented. Given daylight and sunlight can only be definitively assessed once a more detailed scheme is presented, this will be further assessed in detail (and in full) during the reserved matters process.

- 6.8.12 The layout and scale of the development is deemed to be potentially acceptable dependent on the scheme that comes forward at reserved matters stage and satisfactory separation distances could be achieved between the dwellings proposed, which ensure that residential amenity is protected, subject to conditions attached to this report and the subsequent reserved matters applications. In the context of the above, the proposals are not considered to be in conflict with Section 12 of the NPPF.
- 6.8.13 It is therefore considered that the proposal, subject to conditions, is compliant with the relevant policies in the Development Plan, relevant sections of the NPPF; and other material considerations, where these can be given weight.
- 6.8.14 Concerns have been raised regarding the impact of the scheme on nearby occupiers, particularly in relation to the impact of the proposal, as well as future occupiers. However, it is considered that the negative impact the proposal may have on amenity matters is not sufficient enough as to warrant refusal in this instance, and this will be assessed further at reserved matters when more detail is available.

## **6.9 Heritage Matters**

- 6.9.1 The Council is under statutory duties contained within sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which require that special attention shall be paid to the desirability of preserving or enhancing the character and appearance of Conservation Areas and Listed Buildings, or its setting or any features of special architectural or historic interest which it possesses.
- 6.9.2 The NPPF provides a range of policies relating to heritage protection at paragraphs 207 to 221. Policy HC1 of the London Plan (2021) and Policy LP3 of LP33 require that development preserves or enhances the character of designated heritage assets.
- 6.9.3 The conservation area includes the New River course along the north of the site adjacent to phases 7 and 8 and along the south of the site adjacent to phase 5. The conservation area covers the east and west reservoirs, the east of which is a significant wildlife reserve. Phases 5, 7 and 8 affect the setting of the conservation area. Given the 'outline' nature of this application it is only practicable to assess heritage impacts in terms of 'likely' impacts, based on the maximum parameters and controls in the design code and the documents to be secured as approved documents e.g. design code (also known as design principles document).
- 6.9.4 The northern setting of the east reservoir is established by early phases of the Woodberry redevelopment. The setting is consistent and positive and defined by a deep landscaped buffer and circa 5 storey massing which steps up to greater heights further away from the conservation area. The reservoir element of the conservation area is defined by a higher density modern setting to the north and a low-rise setting to the south affording views towards central London.
- 6.9.5 Phase 5 maximum parameters and the controls within the design code respond to an

established pattern of massing stepping down to the reservoir buffer and conservation area edge. The indicative massing of 12 stepping down gradually to 6 and 8 storeys adjacent to the buffer broadly reflects the new setting established by earlier phases. The modern character is compatible with the reservoir setting which, to the north, has been defined by a modern context since the mid 20th century. The impact is likely to be neutral.

- 6.9.6 Phase 8 maximum parameters and the controls within the design code cause the proposed development to step down to the New River and conservation area edge from 12 to 7 and 9 storeys. A single storey podium is proposed against the river and a green buffer which is a lot narrower than on the reservoir edge. The development will significantly change the relationship of the estate area with the river with development pushing very close to it changing character but increasing surveillance. Physical connections made to the river path will allow more people to enjoy the historic asset. Changes to landscaping could see biodiversity improvements to the setting.
- 6.9.7 While the existing setting of 10 storey buildings in landscaping gives the conservation area an established modern context, the existing blocks have wider green spaces between reducing their impact. The proposal will change the setting, encouraging people to experience the river, but creating an overbearing character in places. The impact is likely to be less than substantial harm at the low end of the scale but the full impact will only become clear at reserved matters application stage.
- 6.9.8 Phase 7 will again open up a landscaped connection between Seven Sisters Road and the New River Conservation Area creating attractive new walking loops and encouraging people to appreciate the historic asset. Landscaping will also be enhanced including the biodiverse edge to the river path. However, the massing of phase 7 would see the river edge impacted by tall buildings. The impact is likely to be less than substantial harm at the low to middle end of the scale.
- 6.9.9 The modern school is listed because of its architectural and social significance. It was the first post-war LCC school to be designed and the earliest surviving. The school is relatively robust and suited to a changing modern residential environment. However, changes to its setting are still important and must avoid negatively affecting the ability to appreciate the building.
- 6.9.10 Phases 6 and 7 will affect the setting of the school. Phase 6 proposes to replace the semi-detached houses in foreground views on Woodberry Grove with buildings of around 10 storeys. Phase 7 proposes a circa 15 and 13 storey tower in the backdrop when viewed from the west. The school is a low-rise building from the mid-20th century where differences in height on estates were commonplace. However, the impact of significant height on the backdrop particularly could have a harmful impact on the setting by dominating the public experience of the school. The impact of phase 6 is likely to be less than substantial harm at the low end of the scale and the impact of phase 7 is likely to be less than substantial harm at the low or medium level.
- 6.9.11 The former tram shed, at 279 Ivy House Hotel on Seven Sisters Road (locally listed) is around 3 storeys tall, in darkened London stock with red brick and terracotta accents. While change in massing nearby is acceptable and height here will put density close to the station, any massing which appears behind the gables in areas of currently clear sky will be seen as harmful to the setting of the locally listed building. A contrast could be successful if managed very carefully with exceptional architecture, but significant massing

behind the gables in oblique views will have a harmful impact. The impact is likely to be less than substantial harm at the medium/low end of the scale.

- 6.9.12 Appreciating the significance of Finsbury Park (Historic Park and Garden) as an historic park comes partly from its historic setting and the sense of detachment from the urban context when inside the park. Phase 8 and Phase 6 have tall buildings within visual proximity of the park. Phase 8 also has a perimeter to Green Lanes and the park edge, of 8 to 14 storey buildings. While much of this bulk will be concealed by the large trees, points of height will become visible, increasing the sense of enclosure and urban encroachment. The impact is likely to be less than substantial harm at the low or middle of the scale.
- 6.9.13 The pub (The Finsbury), which is locally listed, is the last remaining historic building on its urban block. It is set back from Green Lanes on the historic building line which was loosely followed by pre-estate buildings. The junction between the two buildings will need to be treated with great sensitivity at the reserved matters stage. The loss of trees next to the pub will not enhance its setting. The impact is likely to be less than substantial harm at the low end of the scale.
- 6.9.14 In terms of archaeological interest in the site, phase 8 occupies the site where Northumberland House once sat, and therefore there is a necessity to include an archaeological works condition in relation to this. This is appended to this report.
- 6.9.15 A number of public benefits of the scheme have been identified. These include, but are not limited to:
- The proposed development has been prepared in a holistic manner through a Masterplan for the delivery of the remaining phases of the Woodberry Down Regeneration Scheme. This is a positive approach to planning and encouraged to ensure that the site is delivered in a holistic manner and all necessary and appropriate mitigation and public benefits are secured;
  - The proposed development would deliver a high quality development with a range of public benefits including;
  - The provision of a significant quantum of onsite affordable housing.
- 6.9.16 It is considered that these public benefits as set out above, outweigh the level of harm identified and comply with the relevant provisions of the development plan in relation to heritage assets, when balanced with the provisions of the NPPF.
- 6.9.17 The proposal is considered to accord with the provisions of Local Plan policy LP3, London Plan policy HC1 and the provisions and intentions of the NPPF; where this can be given weight.

## **6.10 Design Matters**

- 6.10.1 The NPPF, the London Plan and the Local Plan seek to ensure that development is sited appropriately, without an unacceptable, adverse impact on the local environment. The NPPF's presumption in favour of sustainable development is based on securing a balance between its economic, social and environmental dimensions.
- 6.10.2 General design matters are covered locally by policy LP1 of the Local Plan; this states

that all development will be expected to achieve a high standard of design, reflecting local character and distinctiveness in traditional or contemporary design and materials. The proposal has been submitted with various design related documents such as a design code (also known as design principles document), parameter plans (which is intended to be an approved document) and design and access statement amongst others.

- 6.10.3 The proposals have significant height, density and mass. Rearrangement of open space and routes will result in losses in some areas and gains in others. However, the delivery of good quality homes is of paramount importance and that cannot be achieved without significant change. Overall, the design code including layouts, indicative massings and principles will help positively guide redevelopment going forward.
- 6.10.4 The design code includes two levels of weight. The strongest coding are the 'requirements' which all future RMAs must comply with and these include the word 'must'. The code also includes more flexible 'guidance' which sets out objectives and goals. It is acceptable to have these two levels within the code as both structure future design work. The rest of the code document sets out a structure masterplan and vision.
- 6.10.5 Officers in the planning service have been involved in a pre-app process for a number of years. This has included around 10 design workshops where numerous improvements to the indicative massing and layout have been discussed and agreed between council and developer. Input has also been given on the code as it has emerged although much of the code reflects the indicative scheme which was shaped by collaboration.
- 6.10.6 The Hackney Design Review Panel (DRP) commented on the design code and parameter plan in December 2023. The Panel commended the retention of much of the positive structure of earlier masterplans which will help stitch the area together. The panel considered phase 8 open space and its improved relationship to the river to be a highlight. Some of the Panel's advice has been incorporated including inclusion of additional and smaller typologies, a code requirement for dual aspect. Height around parts of the perimeter, particularly on phase 8 and in key locations such as phase 5 west edge, have been reduced in line with advice.
- 6.10.7 The layout and massings of phases 5 and 7 were concerning and while layouts are similar, they have seen reductions in heights (for example the phase 7 tower adjacent to the new river was 17 and is now 15 and 13 storeys, but its location in an open space is unchanged). Retention of existing buildings was not pursued by the applicant, podiums will still lead to the loss of open spaces and trees.
- 6.10.8 The impact of increased height will radically transform the area and its character, the benefit will be much needed housing in a place which is coordinated in terms of layout and height.
- 6.10.9 The heights of indicative buildings in the design code are shown with numbers of floors/storeys. These storey numbers broadly correspond to heights which were the compromise arrived at as a result of pre-app discussions and seen to be a maximum acceptable height. Across the parameter plans, there are instances where the maximum parameter envelope is considerably higher than the indicative buildings. While some tall points such as the 95m AOD towers of phase 5 would approximately correspond to 18 storey buildings as shown indicatively, other examples have greater variation. In phase 7, a 96.5m AOD block is shown, which in that location could result in a building considerably

taller than the 16 storey building indicatively shown within the max parameter volume. However, the design code adds a further layer of direction in terms of how the scheme should come forward.

- 6.10.10 The overall height strategy shows the tallest buildings remaining at the central cluster, with a new secondary strata of c18 storey towers emerging across all other phases and reflecting the recently complete tower of phase 3. These 18 storey buildings are justified as marking key points, or where they can take advantage of locations where impacts on neighbours will be lowest. Most proposed tall buildings are set back behind lower massing within a perimeter block to reduce local impact.
- 6.10.11 Other proposed buildings of between 13 and 15 storeys will likely be experienced as towers or very tall but wide blocks. Some of these, such as those in phase 7, are more isolated and as such are likely to have a wider impact on the open spaces which surround them. This kind of pattern where towers sat in open space is rare these days as it has proven itself to be unsuccessful, but was common in the post-war years. 13 to 15 storey buildings mark some routes although some are also located where impacts can be somewhat reduced. Other buildings step down to more sensitive contexts.
- 6.10.12 Consistent shoulder height massing of 9 storeys with 4 further storeys setback is shown on Seven Sisters Road across all phases (with towers interspersed) to create a consistent, coordinated character. This is tall for the area but similar to massings of Phases 3 (complete) and 4 (permission granted).
- 6.10.13 On phase 5 the stepped waterside blocks are shown as a uniform 74.3mAOD, 44m above ground level allowing for a max 14 storeys. The indicative massing shown with numbered floors, is seen as the broadly acceptable maximum resulting from the pre-app conversation, and so maximum parameters should ideally reflect the indicative heights to give some confidence or clarity about what is being proposed.
- 6.10.14 The maximum extent plan for plots 1A and 1B appear to show much flexibility adjacent to the water where the vision shows 6-8 storeys is the maximum acceptable there. The massing of this plan should ideally more closely reflect the vision/code plans. The code illustrative visuals and code wording show reasonable heights and the difference between maximum parameter plan and code descriptions will confuse people. However it should be noted that the reserved matters proposals will need to comply with both the parameter plans and the design code.
- 6.10.15 The phase has two towers - one close to the station as connectivity is often a good justification for height - and a second on the junction of Seven Sisters and Woodberry Grove related to the adjacent tall cluster and helping to signal the central public core of the development. In between heights are tall but with some relief from 5 to 7 storey buildings, as well as 4 storey elements creating spaces between Seven Sisters Road-facing blocks.
- 6.10.16 Phase 7 has a lot of height and density relatively far from services and the London Underground station at Manor House. The central route through the site to the New River is defined by 15, 14 and 13 storey buildings which may result in an uncomfortable sense of enclosure, albeit one that isn't considered absolutely unacceptable. This can be addressed further at the reserved matters stages of the process.

- 6.10.17 The maximum and minimum extents of the east block, and indicative massing are both too close to the new river and path which are likely to undermine objectives to create a wildlife corridor, although the code does include guidance that the podium footprint should be minimised where possible. Useful code detail is provided on page 124 showing how massing adjacent to the new river should be stepped. Phase 7 Plot 8 tower interrupts and encroaches upon the clear visual link north from Phase 3 park which is a key reason for having a new central route.
- 6.10.18 Phase 8 is defined by streets and blocks. It addresses Green Lanes and also faces Woodberry Grove and the New River. The red line boundary of phase 8 runs through the existing open space to the east. The maximum parameter plan for this phase is much more detailed and reflects more closely the maximum heights developed through consultation and shown in the indicative model.
- 6.10.19 It is proposed to re-establish a street frontage to Green Lanes - the code allows for a broken building line which should allow for the retention of more trees than shown in the plan. A setback is also shown on Woodberry Grove to preserve a row of mature trees.
- 6.10.20 The massing of the proposed plot 11 and 10 encroach into what is currently green open space. 13 and 14 storey buildings are shown indicatively facing Finsbury Park which may cause a degree of harm to the registered historic park. However illustrations show the massing concealed by trees. In this and other phases the code requirement to set back upper floors to reduce perceived height as a must, is welcome. The code details the setback of plot 10 and 11 facing the green space and for plots 12 and 13 facing Green Lanes as at least 2m which will be somewhat effective at reducing perceived height. The scheme includes one 18 storey tower. It is located at the core of the development minimising its impact on open spaces and on surroundings. The tower is part of a block and setback from the street edge which conforms to good practice for minimising impact. The design code requirement to set back tower from the street edge is welcome and will allow for further discussion at the relevant reserved matters stage.
- 6.10.21 Requirement details including creating common building lines are acceptable. Flexibility is included in the code which says that at least 50% of a building frontage should follow a building line to create street frontage. This flexibility should allow for retention of some trees around illustrative block edges, such as the trees adjacent to the pub on Green Lanes.
- 6.10.22 In terms of layouts and routes, the general structure of blocks and routes derives from earlier masterplans. It aims to extend and complete various green and hard surface routes which have been built in part. Some routes have been moved from positions in earlier masterplans in response to factors such as re-evaluated importance of some links over others, the need to change some block shapes to make viable development parcels. The structure will create strong north to south links, bridging Seven Sisters Road, provided that upgrades are eventually delivered to that street, and connecting the north and south stretches of the New River. The masterplan also creates legible east to west street links which should be clear to pedestrians and cyclists, and residents and non-residents.
- 6.10.23 The masterplan will complete the network of green routes which have been gradually developing since the earliest stages of redevelopment. Four green routes running north to south will create safe and pleasant walking routes across the site and will put quality, well overlooked and expansive green space within reach of all homes. An almost orbital

green/biodiversity corridor is proposed following the New River completing two significant east to west routes. The proposal also sets up a common relationship with Seven Sisters Road of shared setbacks, green buffer strip and consistent heights to create a street with a clear character.

### *Landscaping*

- 6.10.24 The design code sets out principles for the landscaping of later phases. The code sets out landscaping and public realm requirements which will repeat across all phases to bring cohesion and harmony to the wider plan. The code also allows for flexibility in some areas. Some level changes are accommodated in the code. For example in phase 7 and 8 level change integrated into landscape is coded to facilitate access to the New River path and these proposals are welcome.
- 6.10.25 General landscaping plans are positive in urban design terms on phase 5. Phase 5 will complete the New River MOL biodiversity corridor along the river edge and provide an extension to the phase 3 park. A landscaped buffer incorporating existing planting will be retained along the Seven Sisters Road edge. A green pedestrian corridor incorporating allotments is proposed along the eastern edge of the site. While some important trees are being retained in the central space, some large and high quality trees are being lost to make way for the tower.
- 6.10.26 On Phase 6 Retention is proposed of the triangular space and its trees on the junction of Seven Sisters and Woodberry Grove which is welcome. However, the space is likely to feel heavily oversailed by the proposed adjacent 18 storey tower. The open space is also cut into by a turning head. It will change in character to allow access to the adjacent frontage. Phase 6 offers a new primary open space which would be a destination space on the walking route between Spring Park and Phase 8 (and beyond). Existing trees are proposed to be retained. Elsewhere on the phase many trees will be removed although the line of overgrown hedge planting on seven sisters Road will be retained with a strategy for phased replanting/reinforcing.
- 6.10.27 Phase 7 includes a good amount of open space, a setback from Seven Sisters Road, and a welcome link to the New River spanning a significant level difference. However, open space is not consolidated and the majority would be impacted by the presence of a tall building (plot 8) positioned in the centre of it. Green spaces are relatively narrow and proposed buildings will have an overbearing impact on them. The wildlife corridor of the north New River is encroached upon by tall proposed development and overshadowed from the south and east (Plot 7 and 8). Development encroaches upon the New River with very narrow separation distances shown, undermining principles to create a wildlife and biodiversity corridor. Although code language does say that the podium footprint should be minimised which leaves the potential here for some further setback. The western edge of the site incorporates an existing mature 'woodland' wildlife corridor which links Seven Sisters Road and the New River corridor. The southern half of this route will be impacted by the presence of development which will also overshadow the remaining open space north of it. Large existing green spaces which sit between blocks - currently visual amenity and in an unusable state to the east and north, including clusters of good mature trees, will be built upon with communal space becoming a podium.
- 6.10.28 Phase 8 aims to retain the majority of the existing open space on the eastern edge of the site. One existing 10 storey block will be removed making way for a Multi Use Games

Area (MUGA). New building frontage to the south is proposed to encroach into what is now open space.

- 6.10.29 Overall the proposed layout will mean a reduction in the quantity of open space over the present site. However, the current development is of a relatively low density and in order to provide a significant increase in housing in this well-connected location, the change appears necessary. Open spaces will be clearly defined and part of a clear, street-based layout, and there will be no shortage of recreational space nearby.
- 6.10.30 Podium gardens with servicing below at ground floor level, for blocks of this density, will move servicing away from the ground floor frontages allowing for more active frontage. The downside of this approach is that the centre of the blocks will be built up with little ground level green spaces. Phase 3 demonstrates how podium gardens are often developed, and while attractive and private, there are often large areas of artificial grass as grass struggle to thrive, shallow planters which limit plant growth, complex watering systems etc. However, there is a design code requirement for adequate soil depth to allow for growth which will allow for future discussion on the matter.
- 6.10.31 The design code also gives guidance on habitat creation at this level which again will not be comparable to a ground level habitat. In addition there is a design code requirement on each phase to minimise the footprint of the podiums and, where the podium faces north onto the new river, maximise public realm instead where possible. This gives some reassurance that detailed design will allow for more space along the New River edge even if visuals do not show it.
- 6.10.32 In relation to the southern waterfront, the code (page 75) states that podiums within plots with a reservoir edge should be set back from the building line and then mounded to create a planted screen. The design code benefits the southern edge of the development on phase 5 particularly. These podiums will not have a direct access to street level which would have been a positive offer, although the code also does not rule it out.

#### *Materiality*

- 6.10.33 The design code gives useful guidance for materials to reinforce Woodberry Down's identity but also consider characteristic London and Hackney materials, connecting and complementing surrounding development etc. The code also mentions furniture focusing usefully on simple robust and elegant designs, thoughtfully located. The design code is likely to be useful in guiding future detailed design work on the landscape. On page 158 the code describes a material palette highlighting locally referenced brick as primary materials and accent materials of precast tinted concrete, glazed bricks and recon stone. It suggests brick textures and other accent materials which may help with future design discussions. It states that new developments should reference the character, materiality, features and accents of the original estate which is positive without ruling out other materials. It also states that materials should take account of embodied carbon, whole life carbon and other environmental considerations as well as being long lasting requiring minimal maintenance. Guidance is useful without being inflexible.

#### *Street Hierarchy*

- 6.10.34 On page 49, the code sets out 4 street types - Frontage to Seven Sisters Road, Local Street, Residential Streets A and B. The code defines how the street-based spaces

across the area will be laid out. It gives requirements for front private amenity spaces facing roads, a buffer of planting between private space and pavement including hedge, trees and verge, and layouts of the pavement and road including minimum distances between pavement edge and building frontages, and gives guidance that existing trees should be retained. The code gives reassuring detail on the basic structure and allows for landscape and highways officers to be involved in the detail later on.

## *Architecture*

- 6.10.35 A number of guiding principles for the architectures are set out in the design code. These principles may result in future development with some consistency in design characteristics avoiding some of the less coordinated designs seen in earlier phases. Page 76 onwards looks at ‘character edges’. These aim to ensure that groups of buildings and frontages along key streets and in key locations work together to create places with more coherent identities. For example the frontage facing Green Lanes and Finsbury Park has some simple features unique to it including screened balconies and individual entrances to ground floor flats. Seven Sisters Road (page 79) is intended to be a boulevard with most new frontages coordinating in height and design to create a street with a consistent identity. Here architecture inspired by the 20th century estate is coded with symmetrical frontages. This section provides guidelines while allowing for detailed design work and architectural creativity later on.
- 6.10.36 Page 140 onwards looks at the various building typologies which will make up the future estate. Principles are established which will inform the eventual architecture of each type. Guidance is quite light allowing for detailed design later, but useful principles are established. For example the tower typology includes a principle for high standards in architectural quality, ground floor activation, relating towers together across phases through detailing and materials, a base middle and top format with a recessive lighter top, ensuring all frontages appear attractive, massings designed to reduce wind speeds. Again coding is light allowing for flexibility in future.
- 6.10.37 Some weaknesses include limited coded locations for some of the smaller scale typologies such as townhouses and low-rise apartments. It might be better if typology locations remained flexible to leave the possibility open for different arrangements.

## *Children and young people*

- 6.10.38 The scheme is likely to produce good places for children and young people to live and many aspects of the scheme are compatible with the Child-Friendly Places SPD, with this embedded in the design code and demonstrated through the accompanying Child Friendly Assessment. There is to be easy access from all homes to safe, secure doorstep open space which is to be shared by all children in the development. The podiums and courtyards should receive direct sunlight through the gaps in south-facing blocks. Ideally family sized units will be concentrated in the lower levels of the scheme as recommended in the SPD. The wider development provides good access across lightly trafficked streets, to areas of wildlife, play, sport, allotment, MUGA etc.
- 6.10.39 There is to be a mix of formal and informal play types provided in the proposed development, accessible to residents, and further details of this will be provided at reserved matters stages. There will likely be a high level of passive observation of the playspace should the application come forward as expected and in line with the design code. Play provision has therefore been considered against London Plan Policy S4 and

LP50. The application at reserved matters stage will be assessed against the playspace checklist from the Council's Child-Friendly Places SPD, as far as an outline planning permission can, this proposal scores well against this.

*Design Conclusion*

- 6.10.40 The ongoing Woodberry Down estate redevelopment has seen the replacement of a 20th Century estate in need of regeneration with modern homes and generous open spaces to support a larger community. The continued redevelopment of the remaining estate over phases 5 to 8 into a higher density development with renewed landscaping is broadly supported. The applicants have been through a long period of pre-application involving collaboration with design, highways, sustainability, landscape and planning officers, with the aim of making the outline proposals as positive as possible. Many details have been refined by the Architects to be acceptable over the course of the process including many aspects of the indicative massing and layout.
- 6.10.41 However, concerns remain over a number of details in specific areas including some aspects of massing and layout. Of the phases, 7 is unusual in that it has an excess of tall massing compared to other phases and a lack of consolidated open space. The intensity of development here is pushing tolerability and may cause real unpleasant conditions. Phase 8 encroaches into the existing open space and results in a real loss of green open space generally. It has a dense proposed massing and although it is likely to be a good place to live with a legible layout and plenty of open space near to amenities, the transformation from the low density and green estate at present to a much denser and less open layout will cause concern. Phase 6 has considerable density with two 18 storey towers but the proximity to the tube station justifies the density. Open spaces, different uses at ground floor, pleasant landscaped streets and walking routes and a positive relationship with Seven Sisters Road all supported by simple and useful coding is likely to result in a successful phase. Phase 5 will complete the enclosure of the phase 3 Park and add a little additional open space to it. Height is maximised overall but is concentrated on Seven Sisters Road and set back from it, while the rest of the massing steps down comfortably towards the reservoir to the south. Despite being taller than earlier phases the massing reflects and completes the established waterfront development. The phase also completes the riverside MOL all of which is positive.
- 6.10.42 Overall the proposals will continue the transformation of the post war estate at a much greater density providing a large number of much needed new homes. The height and density can be accommodated here, although not without downsides. The design code provides a useful structure for coordinating all future development to ensure the finished neighbourhood has a coherent character.
- 6.10.43 It is therefore considered that the design of the proposal insofar as this can be assessed at, and subject to conditions will respond appropriately to constraints and that it is compliant with the relevant policies of the NPPF, the London Plan and the Local Plan, where these can be apportioned weight.
- 6.10.44 Concerns have been raised by interested parties regarding the design of the proposals, and changes from earlier iterations or masterplans, and also in relation to the changing character of the phases from their existing situation, layout and condition, as well as the inclusion of podia. However it is considered that in this instance that design solutions posed are suitable, given the need to bring a scheme of this quantum forward on the site,

and the elements and facilities that need to be incorporated in the scheme. Further considerations and community consultation and engagement can be taken into account through the reserved matters process.

### 6.11 Public Realm, Open Space and Play

- 6.11.1 The occupiers of new development, especially residential, will generate demand for open space provision and child place space, as well as impacts on the Public Realm. The existing provision within an area may not be able to accommodate this increased demand without exacerbating existing and/or predicted future deficiencies; there is therefore a requirement for open space provision and improvements to the public realm to be secured with the proposal.
- 6.11.2 Policies LP46, LP48, LP49, PP1, LP1, LP9 and MH1 of the Local Plan, Policies G1, G4, D3, D8 of the London Plan and Chapter 8 of the NPPF are relevant to this section. A range of documents relating to open space and play have been submitted with this application including the Design and Access Statement, Landscape Design Statement.
- 6.11.3 Further to the above, London Plan Policy GG1 establishes design principles for public realm within new developments, ensure that streets and public spaces are consistently planned for people to move around and spend time in comfort and safety, creating places where everyone is welcome, which foster a sense of belonging, which encourage community buy-in, and where communities can develop and thrive. In respect of play space Policy S4 of the London Plan requires development proposals to increase opportunities for play and informal recreation and enable children and young people to be independently mobile. It goes on to emphasise that development proposals for residential development that are likely to be used by children and young people should incorporate good-quality, accessible play provision for all ages and not result in the net loss of play provision, unless it can be demonstrated that there is no ongoing or future demand. Where published, a borough’s play and informal recreation strategy should be used to identify ongoing or future demand for play provision.
- 6.11.4 The Open Space within the scheme is to be made up of a number of components (sizes given are a minimum):

Open Space Provision (Public Open Space (POS) and Metropolitan Open Land (MOL))		
Phase	Description	Area m2
Phase 5	POS1: Gateway Pocket Park	790
	POS2: Eastern Linear Park	1,830
	MOL1: New River Path MOL	2,170
Phase 6	POS3: Civic Pocket Park	980
	POS4: New Public Park	2,890
Phase 7	POS5: New River Corridor	1,955
Phase 8	POS6: Public Park	2,570

Phases 5-8	POS/MOL Total	13,185
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Table 2: Minimum open space provision by phase.

- 6.11.5 Local Plan Policy LP48 seeks where feasible that 14m<sup>2</sup> per person of communal open space is provided on site. Utilising the GLA's population yield calculator to the maximum housing scenario, this application equates to a maximum of approximately 6,481 residents. This equates to 4.55m<sup>2</sup> per person. The maximum amount of open space on the site can only be fully realised at the reserved matters stage where the exact unit mix is known. The 4.55m<sup>2</sup> per person at this stage assumes full plot coverage and a maximised scheme, which is unlikely to occur. It should be noted that Woodberry Down Ward has one of the highest levels of open space within the borough of 27.6m<sup>2</sup> per person (Hackney Open Space Assessment (2018)), in excess of the target of 14m<sup>2</sup> per person in the borough. In addition to this, Phases 2 and 3 have delivered large public parks (in excess of the needs of those phases), with phase 4 also providing the Central Square which would also be available to Phase 5-8 residents.
- 6.11.6 The application is accompanied by a Child Friendly Impact Assessment, although an outline application, the proposal sets the context for the detailed application that will follow. The illustrative masterplan proposes 3,083 units, which generates a child yield of 1,101 and play space requirement of 11,479m<sup>2</sup>. The applicant has demonstrated that this can be achieved on site through the illustrative masterplan. This includes a mixture of doorstep play, play areas (formal and informal) including destination play park and natural play features, active sports provision including exercise and leisure loops, social spaces for older children
- 6.11.7 The planting strategy for the open space has been developed with reference to the London Wildlife Trust and with appointed ecologists to ensure planting is suitable and offers habitat opportunities. A mixture of native woodland trees and ornamental trees give year round seasonal interest, shade and structure. Clipped hedge planting also provides structure, with the dynamic naturalistic perennials and grasses adapting with the seasons a Landscape Management Plan will be secured via condition and will be required to include a management regime. Further details relevant to this are dealt within the Ecology and Biodiversity section of this report. In terms of maintenance strategy, a plan and strategy for maintenance of this will be secured within the S106 agreement.
- 6.11.8 Subject to suitable conditions to deliver required level of external communal open space and child place space, including the ongoing maintenance of play facilities, it is considered that a sufficient level of external communal open space (qualitative and not necessarily quantitative) and child play space would be delivered and ensure high quality living conditions are achieved for all age groups in accordance with the overarching aspirations of the Local Plan.

## 6.12 Climate Change and Sustainability

- 6.12.1 Hackney Council declared their Climate Emergency in 2019 and pledged to become net zero carbon by 2040. In the context of the built environment, this means that all new developments must be net zero carbon and that demonstrate that their climate change, energy and carbon considerations have been embedded in their design.

- 6.12.2 Policies LP54, LP55, and LP56 of the Local Plan (LP33) are relevant to this section, as are policies SI2, SI3, SI4, SI5C and SI7 of the London Plan, as well as Chapter 14 of the NPPF. LETI Climate Emergency Design Guide and LETI Embodied Carbon Alignment form best practice. All developments must be net zero carbon which means both their embodied and operational carbon footprint have been minimised. They must:
- Minimise their upfront and whole life cycle carbon (Be Lean)
  - Adopt a fabric first approach (Be Lean)
  - Have an ultra low level of energy use (Be Clean and Be Green)
  - Be fossil fuel free (Be Clean and Be Green)
  - Use renewable energy for heating, water and electricity (Be Clean and Be Green)
  - Maximise their energy generation and storage (Be Green)
  - Mitigate overheating risk with no active cooling (Overheating)
- 6.12.3 Any energy assessment must clearly present both Hackney and London Plan targets, current London Plan Policy SI2 clearly targets major development to be net zero carbon and include a requirement for a detailed energy assessment to demonstrate how the zero carbon target will be met within the framework of the energy hierarchy. Policy SI2 also states that a minimum of 35% reduction beyond building regulations emissions targets must be achieved through major development, where this cannot be achieved on site, a financial contribution can be used to mitigate for the shortfall. Further to the above SI2 also states that major development proposals should calculate and minimise carbon emissions from any other part of the development. In addition to the above, SI2 also requires that development proposals that are referable to the Mayor should calculate whole life carbon emissions through a nationally recognised whole life carbon assessment and demonstrate actions taken to reduce life cycle carbon emissions.
- 6.12.4 Decentralised Energy is supported by the London Plan and major developments should explore opportunities to connect to these. It also requires major development proposals to select energy systems in accordance with a specified hierarchy and where future network opportunities are identified, proposals should be designed to connect to these networks.
- 6.12.5 The London Plan seeks an increase in the proportion of energy generated from renewable sources, and states that major development proposals should provide a reduction in expected CO2 emissions through onsite renewable energy generation, where feasible.
- 6.12.6 Energy Assessments must demonstrate how the zero carbon target for both residential and non residential developments will be met with at least a 35% onsite reduction beyond Building Regulations Part L(2021) and proposal for making up the shortfall to achieve zero carbon, where required, which may include a financial contribution to off-setting. The London Plan and Local Plan require new residential developments to achieve 10% CO2 emission reductions over the baseline model at the 'be lean' stage alone and 15% for the new non residential developments.
- 6.12.7 An Outline Planning Application, with requisite early stage illustrative proposals, limits by definition the ability to provide a conclusive environmental assessment in relation to relevant policies. Some information that has been provided is generalised in nature at this stage, and a number of assumptions have been made by the applicant in order to provide estimates of performance in relation to relevant policies including for net zero and sustainability considerations. Without adequate mitigation it would not be suitable to recommend the scheme for approval on sustainability grounds. Whilst it is considered that

minimum compliance is predicted to be met in some core areas, carbon saving opportunities still remain alongside opportunities to further improve aspects for other policy compliance considerations. It is important to note that given the scale of the development and the overall impact, any small overshoot or worsening on a percentage basis of standard targets has the potential to give rise to harm over the whole, while merely complying with minimum performance criteria means that there is potential for improvements to be made. It is important therefore that any Reserved Matters Applications (RMAs) are given adequately robust scrutiny on a case-by-case basis to ensure that sustainability is optimised to a suitable extent for each site as it comes forward.

- 6.12.8 Any future RMAs will be expected to give further detail specific to the nature of development proposal that upholds minimum performance standards attained in the illustrative scheme and addressing outstanding concerns that have been highlighted in this early stage of the design process, striving towards improvements wherever possible. There have been lessons already learnt from earlier phases of the masterplan development, and so it is important to assess each application on the basis of the contemporary knowledge and policy and on a case-by-case basis. Of course, in any RMAs, details will develop and strategies may evolve as designs are developed on a plot-by-plot basis over time. The applicants will need to outline detailed strategies in place as truly maximising sustainability and mitigating the impacts of climate change; outlining fully how this scheme has mitigated harms now and into the future in view of climate change impacts. Robust evidence and information are required to justify the scheme's acceptability at the RMA stage on these aspects.
- 6.12.9 Numerous conditions and planning obligations are recommended to ensure future RMAs maximise sustainable outcomes, attain policy compliance and address outstanding concerns from Hackney's Sustainability and Climate Change Officers, which were not fully addressed by the applicant with this application due to the early design stage. Suitably worded conditions have been appended to this report. Several of the conditions arise directly from recommendations from the GLA in relation to the London Plan. It is important to consider the significance of this development locally and the quantum of environmental impacts it will constitute in demolition, construction, operation and maintenance over its full life.
- 6.12.10 In terms of the potential Carbon Offset Contribution, an indicative estimate for offsets at this outline stage is £2,774,460. However, this will require confirmation for each RMA based upon the detailed design strategies and energy performance, ensuring that carbon savings have been fully maximised on site in the first instance. Ideally the need for offsets will be reduced through design processes to avoid carbon emissions elsewhere in the design as priority. Carbon offsets are considered a last resort for the emissions that are unavoidable.
- 6.12.11 Following consideration of the above, the proposal is acceptable in Sustainability, Energy and Climate Change terms, subject to conditions, relevant obligations being entered into, and the reserved matters applications being acceptable. The proposal is therefore considered to be compliant with the relevant policies in the NPPF, the London Plan and the Local Plan, where these can be apportioned weight.
- 6.12.12 Concerns have been raised by interested parties in relation to the merits of the proposal in climate change, energy and sustainability terms, however as mentioned above, the

scheme is considered compliant when considered against current relevant policy, and given the scheme of mitigation secured, via both planning conditions and planning obligations to be secured via legal agreement. Further information on Sustainability and Climate Change will be provided alongside the reserved matters applications.

### **6.13 Highway Safety and Transportation Matters**

- 6.13.1 This section seeks to appraise the impacts that the proposal may have on the surrounding Highways and Transport Network. Typically, the key issues around Highways and Transport matters in relation to residential developments, such as this, are Highway Safety, Access, Car Parking and Sustainable Transport Options. Policies LP41, LP42, LP43, LP44 and LP45 of the Local Plan are relevant in relation to this section, as well as Chapter 10 of the London Plan and paragraphs 115-118 of the NPPF. Consultation has been undertaken with the Highways & Transport Team and Transport for London on this application. The application has been submitted with the following that relate to transport matters: Transport Assessment (TA); Framework Travel Plan; Design and Access Statement; and, Environmental Statement.
- 6.13.2 The site has a Public Transport Accessibility Level (PTAL) ranging from 4-6a (on a scale of 0 to 6b, with 0 being the lowest and 6b being the highest). This means the site has 'excellent' accessibility to the public transport network. The nearest bus stops to the site are located on Seven Sisters Road, Green Lanes, and Amhurst Park. The Piccadilly line can be joined at Manor House Underground Station which is located at approximately 500m from the site. There are four overground stations that are located slightly further afield from the site, accessible by the local walk, cycle and bus infrastructure.
- 6.13.3 TfL and LBH Transport have been involved throughout the Woodberry Down Masterplan process, with both TfL and LBH Transport agreeing on the strategic importance of the Seven Sisters Road scheme to reduce road danger and community severance and improve active and sustainable transport uptake. Significant contributions have been sought toward these works in earlier phases. Both LBH Transport and TfL have been consulted in relation to this application.
- 6.13.4 LBH Transport have raised several concerns throughout the process of this application. The following measures to ensure the application's compliance with Hackney's Local Plan Policy LP33, enabling LBH Transport to support the application.
- 6.13.5 The Transport Assessment (TA) states that the trip generation methodology has been altered from the previous scheme. The updated methodology accounts for all journey purposes, including trips for education, shopping, and leisure. The trip generation assessment focuses on the AM and PM peak hours. The assessment compares the net changes in trips of the proposed Phases 5-8 scheme (3,083 dwellings) with the existing site and the previously approved phases 5 - 8 scheme (2,399 dwellings). This indicates that there will be an increase in trip generation between the previously approved and proposed scheme. For example, in the AM peak there will be a net increase of 229 two-way trips. In the PM peak, there is an estimated reduction of -7 trips in total. This has been a subject of discussions with the applicant, including both meetings and the submission of a subsequent technical documents and LBH Transport acknowledges the applicant's efforts to improve the methodology. However, the revised trip generation assessment yields figures that are inconsistent with such an increased quantum. For example, the development's scale is increasing by over 25%, rendering it implausible for

the PM peak overall trip generation to decrease. The applicant asserts the robustness of the trip generation methodology. LBH Transport maintains reservations regarding this assertion and have requested that the previous methodology was also used to enable an effective comparison which has not been provided. Notwithstanding these previous discussions, the submitted trip generation assessment includes substantial percentage increases in active travel trips compared to the previously extant scheme.

- 6.13.6 A significant rise in people opting for active travel - walking, cycling, and other similar modes - will reshape the local transport network in the Woodberry Down area. This surge will create new pressures on key road junctions, public transport services and station capacities, existing footways and crossings, and the overall road safety landscape. Careful planning and adaptation are essential to ensure our network can effectively and safely accommodate this potentially positive shift.
- 6.13.7 Manor House junction, in particular, presents a pre-existing safety concern for vulnerable road users. Its current infrastructure, including challenges with tactical paving and the vehicle-dominated nature of Seven Sisters Road, already makes it problematic. This existing vulnerability is further compounded by the documented high collision rate at this crucial local interchange. Given these factors, the projected increase in active travel necessitates substantial financial investment. The scheme's expanded scope, beyond what was initially envisioned in the original Masterplan, makes these safety considerations even more pressing. Consequently, the required financial mitigations for Seven Sisters Road are now considerably more significant than the contributions initially agreed upon. LBH Transport considers they must ensure that adequate resources are allocated to address these critical safety needs and support the growing number of active travellers.
- 6.13.8 In terms of Road Safety, the TA includes a section on Personal Injury Accident (PIA) analysis. This analysis used road collision data from TfL's London Collision Map from May 2021-May 2024. Out of 97 casualties in the study area, 8 serious incidents were identified. A cluster of five serious PIAs, involving pedestrians and pedal cycles, was found at the junction of Seven Sisters Road and Green Lanes. Two other serious PIAs, involving a pedal cycle and a motorcycle, occurred near the junction of Seven Sisters Road and Amhurst Park. LBH Transport has conducted a more detailed examination of the Manor House junction collision profile from 2017 - 2023. This has included the four sides of the junction on Green Lanes and Seven Sisters Road. This reveals a worrying and complex pattern of collisions and casualty data with significant impacts for pedestrians and cyclists.
- 6.13.9 Phases 5-8 of the Masterplan will see very significant increases in pedestrian and cyclist movements through the Manor House junction. The collision profile reinforces existing safety concerns for and emphasises the importance of the developer providing contributions towards road safety improvements beyond those already planned.

#### *Walking and Cycling*

- 6.13.10 Hackney's Local Plan LP33 requires that all new development must promote sustainable transport by prioritising walking and cycling in the Borough. It must contribute towards improved wayfinding to key infrastructure, transport nodes, green spaces. LBH Transport's assessment of the Transport Assessment and Framework Travel Plan for the Woodberry Down Masterplan (Phases 5-8) reveals a significant absence of funded commitments to support walking and cycling. This is especially concerning given the projected increase in development and the anticipated exponential rise in active travel

movements, alongside the existing road safety profile. The application predicts substantial increases in walking and cycling but fails to connect these projections to dedicated developer contributions. Such contributions are vital for enabling safe and confident active travel, including necessary safety improvements and enhancements to pedestrian and cycle infrastructure.

- 6.13.11 Mitigations are essential to address transport challenges related to movement and accessibility, and to foster sustainable travel options within the Woodberry Down Development. These mitigations would enable a wider range of future measures, thereby tackling sustainable transport deprivation and social exclusion, and promoting active, smarter travel and public transport use. A suite of mitigations measures are included later on in this report chapter as conditions/planning obligations.

#### *Delivery and Servicing*

- 6.13.12 LBH and TfL have emphasised the importance of the Woodberry Down redevelopment providing a micro-consolidation Hub for last mile delivery. The application states that following further investigation, a micro-consolidation hub has not been deemed to be a workable or viable part of the revised Masterplan. LBH Transport acknowledges the effort the applicant has put into exploring the feasibility of a micro-consolidation hub for the Woodberry Down redevelopment. While we may not fully concur on the absolute necessity of this specific solution, our primary concern lies with the broader delivery and servicing assessment itself. This assessment includes a number of concerning elements for LBH Transport. The application delivery and servicing estimates for the application. These are based on surveys of the existing Woodberry Down Site which generated 0.20 vehicular deliveries per dwelling for the affordable tenure blocks and 0.18 vehicular deliveries per dwelling for the market and shared ownership dwellings. The net change in daily delivery and servicing trips for Phases 5-8, compared to the existing situation, is an increase of 418 trips in total across all vehicle types. Delivery and Servicing will be looked at in detail during the assessment of the reserved matters scheme and it is expected that appropriate solutions will be designed into the scheme to enable delivery and serving is dealt with adequately.
- 6.13.13 LBH Transport holds reservations regarding the methodology employed for the delivery and servicing estimates. Basing future trip generation for Woodberry Down Phases 5-8 on surveys of the existing site raises concerns that this approach may underestimate the actual number of vehicle movements once the expanded 3,083 units are occupied. The scale and nature of the proposed development, with its increased density and potentially evolving resident needs over time, could lead to a higher demand for deliveries and services than currently observed, thereby intensifying the impact on the public realm. LBH Transport views the proposed differential access to concierge services as a concern. While the application indicates private tenants will have access, and shared ownership tenants can 'opt-in', LBH Transport strongly advocates for the developer to fund universal access to the concierge service for all residents, ensuring equitable provision across the development. If this is not feasible, commensurate financial or suitable physical & design mitigations must be provided to address how all occupants can be serviced appropriately.

#### *Manor House Junction*

- 6.13.14 Hackney's Local Plan outlines that any significant negative impact on the operation of transport infrastructure, must be satisfactorily mitigated. The Council's Local Plan states

that all new development must contribute to a safe road environment where traffic accident casualties are steadily reduced supporting 'Vision Zero' objectives. Hackney and its neighboring boroughs are deeply concerned about the Manor House junction, a sentiment echoed in a joint letter to TfL. This letter highlights Manor House as one of London's most hazardous junctions. Despite this danger, the boroughs recognise its significant potential to revolutionize active travel (walking and cycling) and public transport. Furthermore, its redevelopment offers a crucial opportunity to tackle crime and antisocial behavior in an area undergoing extensive regeneration. Phases 5-8 of the Woodberry Down Masterplan will significantly impact its capacity, with phases 6 and 8 being particularly close. Significant increases in pedestrian and cyclist movements are expected through the junction during Phases 5-8 of the Masterplan. The existing collision and casualty profile for this junction reinforces safety concerns and highlights the need for developer contributions to road safety improvements beyond those already planned. Construction, delivery, servicing, and residential and commercial travel associated with the development will generate extensive vehicle movements. These movements will significantly impact Hackney and TfL's highway network and require proper mitigation to ensure Phases 5-8 are policy compliant.

- 6.13.15 It is considered appropriate for this scheme to contribute to the improvement of the Manor House junction, especially given the significant additional pressure their development will impose upon this critical transport node. The increased residential density, rising from 2,399 dwellings in the previous scheme to 3,083 proposed dwellings, places substantial additional strain on this already hazardous intersection within the north London transport network. The Hackney Local Plan 2033 (LP42) explicitly mandates that new development must contribute to improved road safety measures and a public realm that actively reduces vehicle dominance, particularly to support active travel modes such as walking and cycling, which are projected to increase significantly as a direct consequence of this development. It is imperative that this junction is redesigned and laid out to reduce conflicts, improve safety and ease pedestrian, bus and cycle movements. Therefore, a contribution of £1,250,000 has been agreed with the applicant for improvement works at Manor House junction, specifically to mitigate existing road safety risks and facilitate safe and confident active travel movements through this critical interchange.

#### *Car Parking, EV Charging and 'Car Clubs'*

- 6.13.16 The scheme is proposed to be car-free with the exception of returning residents and Blue Badge accessible parking provision. Car free development is supported by the London Plan and the Hackney Local Plan (LP45). This states that to reduce car usage and promote active travel, all new developments in the borough must be car-free, with the exception of Blue Badge vehicle parking spaces.
- 6.13.17 The application proposes to re-provide car parking for existing Social Rent tenants based on the quantum agreed with LBH's Regeneration Team within Phases 5-7. The application states that 70 spaces will be reprovided. Of these, 13 spaces are projected to need to be re-provided for Blue Badge holders (reflecting 3% of Social Rent tenure units within Phases 5-7). The application highlights that the 70 spaces are a significant reduction. Based on a review of satellite imagery, there are currently 242 existing car parking spaces provided within the existing Phases 5-8 sites. A persistent concern with the Woodberry Down application is the absence of a clear strategy for the gradual phasing out of vehicle parking spaces and their reallocation to more active and sustainable transport modes. This remains a notable limitation of the current application, however a suitable condition

can be appended to the decision notice to secure this. In terms of blue badge parking spaces, In addition to returning residents, for new residents, the application proposes that 82 accessible parking spaces are provided. As above, a suitable condition can be appended to the decision notice to secure this.

- 6.13.18 A CPZ exclusion to restrict parking permits being issued is recommended for all new users of the proposed site (except those with a blue badge). This should be done in the shape of a condition or secured in the legal agreement, and a suitable condition is appended to this report.
- 6.13.19 In terms of Electric Vehicle Charging, the application states that in accordance with London Plan (2021) Policy T6 standards, 20% of spaces will be provided with an Electric Vehicle Charging Point (EVCP) from the outset, with all remaining spaces having passive provision. This can be secured via planning conditions or via the S106 agreement.
- 6.13.20 Although a car free/car lite development is supported, we recognise there may be some need for occasional vehicle use. The Council's Local Plan states that all major residential developments will be required to contribute towards the expansion of the local car club network including those using low-emission vehicles. Car club membership and driving credit should be offered to all residents of the development. This would discourage the use of private vehicles on occasions when the use of a vehicle cannot be avoided. All future residents should be provided with the equivalent of £60 free members and or driving credit to a registered car club provider. These mitigations can be secured via either S106 agreement or condition.

#### *Access*

- 6.13.21 Vehicular access has been subject to a Road Safety Assessment (RSA). It is important to note the longevity of the report which is 2 years (the initial audit was at the end of December 2023). One concern relates to the location of the southern bus stop on seven sisters road near to phase 5 boundary which may affect the visibility splay. Further justification should be provided for this proposal and this should be revisited when the reserved matters applications for individual phases are submitted. Hackney's engineering team has been consulted on the RSA. Further comments may be provided in relation to the Seven Sisters Road, C50 Cycle Route and Manor House junction improvement works in due course and when the reserved matters applications for individual phases are submitted.

#### *Cycle Parking*

- 6.13.22 Hackney Policies LP41, LP42 and LP43 in LP33 highlight the importance of new developments making sufficient provisions to facilitate and encourage movements by sustainable transport means. Local Plan 2033 policy LP42 requires that cycle parking shall be secure, accessible, convenient, and weatherproof and will include an adequate level of parking suitable for accessible cycles, tricycles and cargo bikes. Two-tier cycle parking is generally not supported. The application states that long-stay cycle parking will be proposed in line with London Plan standards. Short-stay cycle parking is proposed in line with Hackney's standards. The Cycle Parking design should include consideration of the personal security of those accessing the compound, including lighting, CCTV and visibility in the compound. Additional security measures and deterrents should be considered including controlled access and CCTV provision. Further detail on this will be

provided at reserved matters stage, however this is recommended to be secured through a condition to ensure timely provision, which is kept in good working condition in perpetuity.

#### *Bus Services*

6.13.23 The Council's Local Plan states that new major development must contribute towards improvements to the bus network and associated infrastructure including new bus services, bus priority measures and frequency upgrades. The TA states that the nearest bus stops to the site are located on Seven Sisters Road, Green Lanes, and Amhurst Park. On average, the above services provide access to 76 buses per hour (one-way) equating to approximately one bus every minute during peak periods on average. In line with Local Plan policy above, Phases 5 - 8 will have a significant impact upon the local bus network. Contributions are sought to improve the bus network, which have been agreed with the applicant and detailed below.

#### *Construction Management*

6.13.24 Given the nature of the proposed development, final Demolition and Construction Management Plans (CMP) for each phase will be required, these must be conditioned and/or secured by S106 agreement to mitigate negative impact on the surrounding highway network. The applicant is expected to work collaboratively with other developers in the local area. It will be crucial to carefully manage any conflict with other construction and highway works schemes in the area at the time of commencement.

#### *Travel Plan*

6.13.25 As outlined above, Phases 5-8 will have a significant impact on the local transport network. It is imperative that these impacts are properly managed and that in line with the Council's strategic priorities, that active and sustainable transport are enabled throughout the development. A Framework Travel Plan (FTP) has been submitted as part of the application. A full Travel Plan for each phase will be required to be produced and implemented on occupation of the development. This will be either conditioned or secured via a S106 agreement.

#### S106 Transport Mitigations

6.13.26 Hackney's Local Plan outlines that any significant negative impact on the operation of transport infrastructure, must be satisfactorily mitigated. In particular, the extensive transport movements through construction, delivery and servicing, residential and commercial travel has a major impact on the Council and TfL's highway network. This needs to be properly mitigated. Manor House Junction will see additional load, and so it is imperative that this junction is redesigned and laid out to reduce conflicts, improve safety and ease pedestrian, bus and cycle movements. The following transport mitigations have been agreed for inclusion within the S106 agreement proposed to accompany this application.

- 6.13.28 The following list provides the transport contributions sought for Phases 5-8: -
- £1,250,000 towards Manor House Junction Improvements (payable at the point an implementable scheme has been approved);

- £70,000 Construction Management Monitoring (to be agreed prior to the signing of the S106 agreement) (£17,500 per phase);
- £60 per resident towards the resident's Car Club scheme;
- £218,460 Bus Contribution (£54,615 per phase);
- £60,000 S38 Agreement (£15,000 per phase);
- £40,000 Wayfinding (£10,000 per phase)
- £10,000 Travel Plan Monitoring (to be agreed prior to the signing of the S106 agreement);

and the following non-financial transport related obligations:

- Securing a car free development (in respect of market occupiers and “new” affordable housing occupiers) and a car capped development in respect of “existing” Social Rented occupiers (with a falling away of car parking privileges over time);
- Participation in the Considerate Constructors Scheme;
- Construction Management; and,
- Travel Plan

## Highways Works - S278 Matters

6.13.29 In accordance with Local Plan policies, new developments and their associated transport systems should contribute towards transforming Hackney's places and streets into one of the most attractive and liveable neighbourhoods in London (see Local Plan 33 policies LP41 - 45 for further details).

6.13.30 Developments are required to manage demand through the introduction of measures to prioritise the needs of pedestrians, cyclists and public transport users. They are expected to constrain car ownership and ensure that any motor vehicle trips that do occur are made using low-emission vehicle technologies as possible. Owing to the significant impact of the development on the public highway and surrounding transport network, contributions are sought for highways and urban realm improvements within the site vicinity. The estimated cost of work will be calculated alongside the reserved matters planning application for each phase and will be secured via the Legal Agreement at that stage.

6.13.31 A Section 38 should be included as part of the S106 legal agreement to cover the scheme. This will need to be developed further alongside the reserved matters applications. The applicant will be required to complete the full works for this process to ensure that the highways can be adopted at a later stage.

## Transport Conclusion

6.13.32 The proposal is considered to be acceptable in highways and transport terms, subject to conditions and obligations that will respond appropriately to constraints. The proposal is therefore considered to be compliant with the relevant policies in the NPPF, the London Plan and the Local Plan, subject to other material considerations where these can be apportioned weight; subject to conditions and appropriate legal agreements being entered into.

6.13.33 Concerns have been raised by interested parties regarding the requirement for the level of car parking, improvements to nearby junctions and roadways, concerns have also been raised regarding the proposed Seven Sisters Road works, these comments are noted and the delivery of this is reliant on external factors outside the control of this application as mitigation for the improvement of Seven Sisters Road has previously been secured as part of phase 3, and mitigation for Manor House Junction is secured as part of this planning application; and in terms of the level of provision of car parking within the scheme it is policy within the local plan that developments should be car free with certain provisions and exclusions from this, this application complies with this.

#### **6.14 Flood Risk, Drainage and other water related matters**

6.14.1 This section seeks to appraise the proposal in the context of flood risk and drainage matters. Chapter 14 of the NPPF forming the national planning policy context, Policy LP53 of the Local Plan, and Policies SI12 and SI13 of the London Plan are relevant to this section. The applicant has submitted the following: Environmental Statement; Flood Risk and Drainage Strategy; and, a Design and Access Statement that are relevant to Flood Risk and Drainage matters.

6.14.2 The National Design Guide is also relevant to this element of the report, particularly the section relating to 'resources. In relation to 'resources' the National Design Guide states "Well designed places: have a layout, form and mix of uses that reduces their resource requirement, including for land, energy and water; are fit for purpose and adaptable overtime, reducing the need for redevelopment and unnecessary waste; use materials adopt technologies to minimise their environmental impact"

6.14.3 Consultation has taken place in relation to surface water drainage with the Lead Local Flood Authority (LLFA) and, as well as consultation with the Environment Agency (EA), and Thames Water who have differing remits with regards to Flood Risk, Drainage and Water related matters.

6.14.4 In terms of potential sources of flooding, the overall site is located in Flood Zone 1, which signifies a low risk of tidal and fluvial flooding (less than 1 in 1000 annual probability of flooding). The EA's risk of flooding from surface water maps indicate there are varying degrees of surface water flood risk on each phase of the development. Each phase is gone through in turn below:

- The majority of phase 5 has a very low risk from surface water flooding, however the map indicates that the area to the south of the site is at a low to high risk of flooding with a significant amount of Newton Close Road and the existing play area being at high risk of surface water flooding. There is currently low risk of surface water flooding to the south of the existing buildings. Flooding takes place in Seven Sisters Road, which is located to the north of this parcel. However, due to level differences between the site and the road, it is unlikely that flood waters within Seven Sisters Road will affect the site.
- The majority of phase 6 has a very low risk from surface water flooding to the north. A small area to the north west of the site has low to medium risk of surface water flooding. Flooding takes place in Seven Sisters Road, which is located to the south of this parcel. However, due to level differences between the site and the road, it is unlikely that flood waters within Seven Sisters Road will affect the site.
- Phase 7 is mostly a very low risk of surface water flooding, with small isolated areas

to the west, northwest and south west of the site are at low risk of flooding. Flooding takes place in Seven Sisters Road, which is located to the south of this parcel. However, due to level differences between the site and the road, it is unlikely that flood waters within Seven Sisters Road will affect the site. As shown in the FRA the New River Path is shown to flood, however flooding within the flow path is unlikely to affect this site, due to the levels and the pumped nature of the reservoir.

- The EA's Surface Water Flooding Maps show that a large majority of phase 8 is at low risk of flooding. Surface Water Flooding that takes place in this phase is concentrated on Rowley Gardens Road and outside of the existing buildings to the north east and south of the site. Medium risk of surface water flooding occurs in the eastern part of Rowley Gardens Road, and to the north and southwest of the site isolated outside of the dwellings. There is a high risk of surface water flooding to the north east of Rowley Gardens Road and a small segment outside of the existing building to the north of the site.

6.14.5 Basement-level development is not confirmed in the outline description but is referenced in the Design and Access Statement (Scenario 02) and the EIA Scoping Report. Should basement-level development be brought forward for any phase (e.g. for plant rooms, commercial, or residential units), a Basement Impact Assessment and Groundwater Management Strategy should be submitted in support of the Reserved Matters application for that phase. This should be informed by site-specific ground investigations, including intrusive investigations, trial pits, and groundwater monitoring where appropriate, to demonstrate that the proposed basement would not increase the potential for groundwater flooding to the development or surrounding areas during or following construction. If groundwater is identified as a risk, the assessment should explain how groundwater will be managed during basement construction and set out any appropriate flood resilience and resistance measures to be incorporated in accordance with BS 8102:2022. It is understood that based on the information in the FRA that the risk of groundwater flooding, and artificial flooding is low.

6.14.6 It is proposed that the surface water runoff from each phase will discharge to the Thames Water combined sewer network at the Qbar green field run off rate (3.9l/s/ha). In order to attenuate runoff, it is proposed that a combination of green roofs, podium deck blue roofs, conveyance swales and below ground cellular attenuation will be provided at the site. These have been sized to accommodate 1 in 100 year plus 40% climate change event with no flooding. Appropriate treatment would be incorporated into the surface water drainage system to ensure that the quality of water discharged is acceptable. This would be achieved through the incorporation of a treatment train of SuDS including green roofs, trees, swales and rain gardens. If required proprietary treatment systems can be incorporated, which would be confirmed at detail design stage. The proposed drainage network and SuDS would be privately managed and maintained for the lifetime of the development, ensuring they remain fit for purpose and function appropriately. This would be controlled via suitably worded conditions.

6.14.7 The Sustainable Urban Drainage System (SUDS) associated with the proposal is designed to delay the rate of water runoff into the main combined sewer. This is achieved by features such as green and blue roofs, soft landscaping, swales, rainwater harvesting, rain gardens and trees. After this, surface water will be discharged into a privately controlled attenuation tank before finally discharging into the combined sewer. Whilst attenuation and discharge into the sewer system is at the bottom of the drainage hierarchy, it is justified for the development due to the development being situated on clay.

- 6.14.8 The Lead Local Flood Authority have reviewed the documentation submitted with the application and do not object to the proposal, the LLFA have also suggested appropriate conditions to make the development acceptable in planning terms. Thames Water have commented on the application and advise that with regard to the Combined Wastewater network infrastructure capacity, they do not have any objection to the above planning application based on the information provided, and have suggested a condition to be appended to the decision notice, should the application be approved. Following initial investigations with regards to water supply, Thames Water has identified an inability of the existing water network infrastructure to accommodate the needs of this development proposal, Thames water have suggested a condition to overcome these concerns. In addition to the above, Thames Water have suggested a condition to ensure no building/construction takes place within 5m of Strategic Water Mains, which is appended to this report. The Environment Agency have also commented and have not objected to the proposal.
- 6.14.9 Following consideration of the responses of consultees, it is considered that the application has demonstrated that appropriate flood risk, drainage and water related matters can be successfully achieved on site; and would be considered to be at a low risk of flooding. It is considered that sufficient evidence has been provided to show that the proposed development would not increase the risk of flooding to the area.
- 6.14.10 The proposal is therefore considered not to be in conflict with the NPPF, and with those policies in the Development Plan in relation to surface water drainage and other water related matters e.g. water supply.

## **6.15 Ecology and Biodiversity Matters**

- 6.15.1 This section seeks to appraise the proposal and protect and enhance the biodiversity and geodiversity of the borough, particularly in relation to its impact on habitats and protected species and, especially those areas designated as of national and local importance. Policies G5, G6 and G7 of the Local Plan (LP33) are relevant to this section, as is Section 15 of the NPPF. The following ecological information has been submitted in support of the planning application: Environmental Statement (ES); Preliminary Ecological Appraisal (PEA) and supplementary protected species surveys; Biodiversity Net Gain (BNG) Assessment; Landscape Design Statement; Demolition Environmental Management Plan; Construction Environmental Management Plan; and, Tree Removal Plan & Schedule, Tree Protection Landscape Phase Document; and, Tree Protection Construction Phase Document.
- 6.15.2 The ecological surveys which have been undertaken have been summarised within the submitted Environmental Statement (ES). The Ecological Impact Assessment (EclA) has been undertaken in accordance with the best practice methodology (e.g. CIEEM, 2018).
- 6.15.3 NPPF, Chapter 15, Paragraph 187 requires the planning system to contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible.
- 6.15.4 Although a largely urban site within the urban fabric of London the application does contain some ecological habitats. The habitats present within the site were dominated by amenity grassland, hardstanding, buildings with lines of trees, smaller areas of scattered

trees and various scrub and scattered shrub. Although these are locally common and widespread within the urban context, due to their location and extent near and between other areas of green space, the site is considered to be important at the local level.

- 6.15.5 The site is not subject to any statutory or non-statutory nature conservation designations, however three internationally important wildlife sites are located within 10km of the site, the nearest of which is the Lee Valley Ramsar Site and the Special Protection Area approximately 1.8km from the site. There is a single Site of Special Scientific Interest (SSSI), Walthamstow Reservoirs SSSI, which is approximately 1.8km from the site. In addition there are five Local Nature Reserves located within 2km of the site.
- 6.15.6 There are 26 non-statutory sites designated as Sites of Importance to Nature Conservation within 2km of the site. The site is near to the New River Canal Site of Metropolitan Importance to Nature Conservation (SMINC), Stoke Newington Reservoirs SMINC and Finsbury Park Site of Borough Importance for Nature Conservation (SBINC). Mitigation is suggested in the PEA to avoid potential impacts on these sites. This can be secured by a condition. A Habitat Regulations Assessment Screening Request has been submitted with this application and it is the report that has considered potential impacts on Epping Forest SAC and the Lee Valley SPA/Ramsar, this concludes that no likely significant effects will result and that no further assessment is required. Further to this, Natural England have reviewed this and have raised no objection to the application.
- 6.15.7 The illustrative scheme suggests that the proposals will not meet biodiversity net gain requirements on site, and there have been several areas of concern, including: the extent of tree loss (particularly the proposed loss of a large portion of category B trees), current illustrative proposals not achieving legal requirement of 10% net gain (proposed net loss of -9.25%), the lack of consideration of wildlife movement across phases, the extent of introduced hard surfaces and the disturbance to wildlife as a result of the development. It is considered likely that there will need to be off site mitigation in relation to biodiversity matters (including mandatory net gain requirements)
- 6.15.8 There are concerns with regards to loss of trees and vegetation in phase 6, the loss of Woodberry Wildlife Garden in phase 7 and the loss of Rowley Gardens in phase 8. The proposals have the potential to significantly impact existing habitats, causing disturbance to existing wildlife using the sites. The mitigation hierarchy (within BNG policy) should be followed as much as is possible and evidenced. The first step of the mitigation hierarchy is avoidance of harm to biodiversity, second is to then minimise/mitigate any impacts of harm, third is to then compensate for any losses. In terms of Protected Species, suitable conditions are appended to this report to be included on any grant of permission in relation to the proposal.
- 6.15.11 The proposed hedgerows in the biodiversity gain plan provided at outline stage could be improved by using native species like hawthorn, blackthorn, field maple, holly, rose, or dogwood focusing on their ecological role in supporting wildlife corridors and local biodiversity, rather than being ornamental as described. Species rich hedgerows should include at least 5 native species. Trees along the development edges could also be planted more densely, as connected hedgerows are valuable for wildlife and habitat connectivity, helping to mitigate the negative impact of losing existing wildlife corridors. As stated in the Wintering Bird Survey 2022-2023, it is recommended (and supported) that further hedgerow planting should take place around the West Reservoir to provide a buffer against impact from the Woodberry Down development works; additional hedgerow

planting requirements are added as a condition. As outlined in the Wintering Bird Survey 2022-2023, the existing hedgerows surrounding the development contain a diverse mix of plant species that support a number of bird species throughout the year including red-listed house sparrow, Linnet (LPS) and Cettis Warbler (Schedule 1). Hedgerow species should include native, berry producing species to support bird species particularly winter birds.

- 6.15.12 The proposals for habitat post development lack inclusion of waterbodies, and are recommended for inclusion to enhance the current proposals for biodiversity. There are currently rain gardens proposed on each phase, but there is more potential for waterbody habitats to be incorporated such as: bird baths, reedbeds, seasonal ponds, bioswales, bioretention planters and ditches with marginal planting. Not only would water habitats diversify the habitats on site, but they would also form part of the SuDs for Woodberry Down.

#### *Green Corridors*

- 6.15.13 The current landscape strategy presents proposed “green links” across the Woodberry Down estate. These are arguably more focussed on the movement of people across Woodberry Down, rather than the way wildlife would move and utilise connected habitat corridors. It is important to consider the needs of wildlife, as well as humans, to facilitate successful and thriving human-wildlife co-existence. The proposed green corridors should be more reflective of the way in which wildlife moves across an urban landscape.
- 6.15.14 The current green links in the landscape strategy move from north to south and vice versa. Whilst these links are important, the linear connections between east to west, and vice versa, should be given more of a focus. Seven Sisters road presents a huge barrier for wildlife movement from north to south across the Woodberry Down estate, as this road physically fragments the habitats as well as potentially causing mortality through vehicle collisions. The barriers to movement of wildlife are important to highlight across the estate, as they will help to identify where movement may be difficult for some species, and therefore the design of the phases and their connections to each other should reflect potential solutions to these barriers. Currently, the landscape plans do not acknowledge the barriers for wildlife and the potential solutions to address these. These can be improved through the development of the scheme for reserved matters approval.
- 6.15.15 The habitat corridors could be better connected between phases on each side of Seven Sisters road, and with the surrounding habitats in the wider landscape, rather than prioritising the connections between habitats across the road in the centre of the estate. The site sits 6.2km south-west of Epping Forest SAC (Special Area of Conservation), adjacent to Finsbury Park SBINC (Site of Borough Importance for Nature Conservation) to the west and adjacent to the New River SMINC (Site of Metropolitan Importance for Nature Conservation) (phases 7 and 8), and the Stoke Newington Reservoirs SMINC (phase 5). To the south of the estate sits Abney Park LNR and Clissold Park LNR, and to the north Railway Fields LNR and Parkland Walk SINC, which is why habitat connectivity between Woodberry Down and other wildlife sites should be considered more holistically, to connect the site with the surrounding habitats in the wider landscape. As highlighted by the PEA, habitat corridors should be enhanced and created along the boundaries of the New River SMINC to the north of the estate (phases 7 and 8), and along the southern edge of phase 5 along the Stoke Newington Reservoir SMINC. The west to east corridor focus is also particularly important to ecologically link up Finsbury Park with Stoke

Newington Reservoirs.

- 6.15.16 It is considered that the applicant should provide a biodiversity focussed corridor vision as part of the reserved matters scheme, reflecting both barriers to movement of wildlife and the way in which different types of wildlife would use the connected habitats, such as birds, bats, small mammals, and invertebrates. An ecologist should ideally be consulted to develop this vision. The integrity of the existing, established biodiversity corridors are undermined by the current layout, and whilst this work may result in potential changes to the positioning of some of the development blocks, it will help to identify usable links for wildlife across the estate.
- 6.15.17 In terms of ecology it has been confirmed that there will be the following impacts due to the implementation of the proposal: loss of bat roosts; within existing buildings/structures; removal of trees which provide habitat for protected species; and, effects on nearby designated ecological sites, as well as impacts from lightspill. The applicant's mitigation package includes the following: Construction Environmental Management Plan (CEMP); Demolition Environmental Management Plan; Construction Environmental Management Plan; a suite of relevant arboricultural documents; and landscaping plans; restriction of potential habitats to spring/summer period; restrictions on the use of lighting within the scheme; legal requirement for bat mitigation licence; monitoring and management of habitats; enhancement of habitats and biodiversity value; lighting strategy to minimise light spill; bat and bird boxes to enhance wildlife; and, landscape and ecological management plan.
- 6.15.18 The ecology survey provided with the application suggests a range of ecological enhancements, which would form part of the mitigation package for the proposed development. The recommendations should be followed, and a suitably worded condition is appended to this report.

#### Biodiversity Net Gain and Urban Greening Factor

- 6.15.19 The proposal is supported by a biodiversity net gain assessment, this states that development will not likely provide a biodiversity net gain on site, at reserved matters stage due to the habitats needing to be provided. Due to this off-site mitigation will likely need to be secured to ensure a biodiversity net gain is achieved, alongside Landscape Ecological Management Plan (LEMP) and maintenance regime secured via a condition or via S106 agreement, and will be assessed further at each reserved matters stage.
- 6.15.20 On site delivery of BNG is recommended and is the preference within BNG legislation, especially since there are currently no habitat banks in Hackney (and a limited amount in London). The proposal's pre-development baseline shows a significant portion of biodiversity units comes from trees, with a notable loss of units from retained trees. It is recommended to prioritise tree retention as this will also help the proposals to more likely achieve a net gain.
- 6.15.21 London Plan Policy 5 requires all major development to include urban greening, it acts as a tool that 'evaluates and quantifies the amount and quality of urban greening that a scheme provides to inform decisions about appropriate levels of greening in new developments'. The Urban Greening Factor (UGF) set by the GLA for new developments is 0.4, and this has been achieved with a score of 0.547 across the indicative scheme (all phases individually are above the required factor or 0.4). This is considered policy

compliant, suitable conditions are recommended to secure this through the reserved matters scheme.

#### Ecological and Biodiversity Conclusion

- 6.15.22 In conclusion, the on-site and off-site ecological & biodiversity impacts arising from the proposal, including mandatory biodiversity net gain can be suitably mitigated in accordance with relevant policies of the Local Plan, the London Plan, the NPPF, and other material considerations e.g. National Design Guide. Mitigation in this instance is formed by Biodiversity Net Gain as well as appropriate planning conditions appended to this report.
- 6.15.23 There are several opportunities to avoid negative impacts to biodiversity and trees on site, and to better compensate for any losses, which should be explored through the reserved matters applications, as there is a preference for biodiversity impacts to be mitigated for on site.
- 6.15.24 Concerns have been raised by interested parties in relation to ecological matters, such as the potential biodiversity loss (including tree loss), securing of biodiversity net gain, and impacts on wildlife; however as mentioned above the scheme is considered acceptable, subject to a suitable scheme of mitigation, which includes planning conditions and planning obligations (including biodiversity net gain provisions) to be secured via a legal agreement.

#### **6.16 Arboricultural Matters (trees)**

- 6.16.1 Policy LP51 of the Local Plan seeks to protect trees which are considered to have amenity value, this is irrespective of Urban Greening Factor and/or Biodiversity Net Gain objectives being achieved. The loss of trees can be permissible in exceptional circumstances and where there are overriding planning benefits. The policy goes on to state that it will seek adequate replacement planting within developments where trees are to be lost.
- 6.16.2 London Plan Policy G7 states that: 'if planning permission is granted that necessitates the removal of trees there should be adequate replacement based on the existing value of the benefits of the trees removed, determined by, for example, i-tree or Capital Asset Value for Amenity Trees (CAVAT) or another appropriate valuation system. The planting of additional trees should generally be included in new developments – particularly large-canopied species which provide a wider range of benefits because of the larger surface area of their canopy.'
- 6.16.3 The greater protection of trees represents a shift from the previous masterplan which only retained circa 30% of the existing trees on site. This is despite the design of the existing estate, largely of linear blocks with trees in-between, likely to trigger loss of trees in any redevelopment scenario that alters the urban grain. The Outline Planning Application retains all Grade A trees on site and the majority of Grade B and C trees. Category A and B trees are the primary considerations under London Plan Policy G7 with this application considered to align with the primary aims of the policy. Overall there are approximately 295 trees either within the site boundaries or impacting those and have therefore been surveyed. None of the areas within the application boundary are covered by Tree Preservation Order (TPO).

- 6.16.4 Phase 5 contains 44 individual trees and 6 further groups of trees, none of which are covered by TPO. 6 of these require removal due to tree health irrespective of the proposal. 12 individual trees and 6 groups of trees are required to be removed to enable the illustrative proposal. These are a combination of B and C category trees.
- 6.16.5 Phase 6 contains 65 individual trees and a further 13 groups of trees, none of which are covered by TPO within the redline boundary. 1 of the trees within the site requires removal due to tree health irrespective of the proposal. 19 individual trees and 13 groups of trees require removal to enable the illustrative proposal. These are a combination of B and C category trees. There is one TPO tree (ref. 1 of 2022) that is located on the pavement outside of 72 Woodberry Grove in close proximity to the application site boundary.
- 6.16.6 Phase 7 contains 31 individual trees and a further 13 groups of trees, none of which are covered by TPO. 1 of these requires removal due to tree health irrespective of the proposal. 14 individual trees and 6 groups of trees are required to be removed to enable the illustrative proposal. These are a combination of B and C category trees.
- 6.16.7 Phase 8 contains 107 individual trees and a further 11 groups of trees, none of which are TPO. 5 of these require removal due to tree health irrespective of the proposal. 31 individual trees and 11 groups of trees are required to be removed to enable the illustrative proposal. These are a combination of B and C category trees. There is one TPO tree (ref. 9 of 2011) which is in close proximity to the application boundary of phase 8, however this is located outwith the application site in the neighbouring plot.
- 6.16.8 The general approach of any landscaping strategy should be to retain as many existing trees as possible and to provide a net increase in the number of trees across the site. It is understood proposed development (albeit illustrative at this stage), is an improvement on the 2014 masterplan which would have required the loss of more trees.
- 6.16.9 It is understood that a viable development of the site would require the loss of trees due to their situation and therefore some removal is considered necessary to enable an acceptable proposal to come forward. Suitable re-provision and compensation has been identified and many trees of amenity value have been sought to be retained. It is understood that the applicant will seek to retain further trees if possible when developing the scheme further at reserved matters stage as the current estimation of tree removal is based on the maximum parameters being developed, which is considered unlikely to be the eventual outcome. We have sought more commitment to tree retention at this outline stage, however subject to appropriate conditions and the securing of a CAVAT contribution with regards to trees that will be lost through the development of the scheme the proposal is deemed to be acceptable in arboricultural terms. Without mitigation that is proposed the proposal would be likely to be unacceptable in arboricultural terms.
- 6.16.10 It is noted that proposed development includes retention of numerous trees including many of the largest most prominent and healthiest ones. In addition the proposal will provide significant green spaces and a commitment to plant at least two trees for every one removed, albeit inevitably as less established trees than those to be replaced. On this basis it is appropriate to consider that the loss of amenity value of removed trees is not absolute. The loss of amenity arising from the loss of trees should also be balanced against the benefits of the proposal, the impact of CAVAT contributions on scheme viability and the Given the quantum of tree removal and the practicalities and difficulties around securing appropriate planting opportunities in the locality that would benefit the

community from an amenity perspective. In light of the above, it has above, as well as the commitment to replanting by the applicant, and the other benefits of the proposed development, it has been deemed appropriate in this instance to only require a contribution of 50% of the CAVAT value of the trees in this instance to be removed with the final monetary figure confirmed at reserved matters stage for each phase. The detail of this will be secured via a suitable wording in the S106 agreement, given that the acceptability of tree loss is in part reliant on replacement; the quality is important and should be secured on a phase by phase basis.

- 6.16.11 Therefore, it is considered that arboricultural impacts arising from the proposal can be suitably mitigated (either via planning obligation or condition) in accordance with relevant policies of the Local Plan, the London Plan, the NPPF, and other material considerations e.g. National Design Guide.
- 6.16.12 Concerns have been raised regarding the removal of existing trees from the site, however given the CAVAT contribution agreed, the commitment to additional tree planting, the biodiversity net gain obligations and future landscaping of the proposal this is deemed to be acceptable in this instance, insofar as this can be assessed at outline stage. Given that the CAVAT contribution estimate is based on the maximum potential parameters of the scheme (rather than the illustrative plan) this the level of tree removal is expected to reduce from the estimated CAVAT figures given at this stage, when reserved matters application from each phase are given.

#### **6.17 Waste Collection**

- 6.17.1 Waste and recycling storage is to be located within each relevant core for residents and the non-residential uses. The design code and associated documents have been compiled based on the Council's Refuse and Recycling Storage Requirements (2020) guidance. The Council's Waste Management and Servicing Planning Policy is Policy LP57 of the Local Plan.
- 6.17.3 The Waste Management Team are content with the proposal given the references to compliance with the relevant guidance and policy, subject to conditions to be appended to any grant of permission in relation to this proposal. Further detail, will come forward as part of the reserved matters application and discharge of condition applications
- 6.17.4 It is therefore understood that the scheme will be designed to meet the guidelines set by the Waste Management Team. Suitable conditions are attached to this report to ensure Waste Management matters are addressed appropriately when the scheme is developed further.

#### **6.18 Contamination**

- 6.18.1 Paragraph 196 of the NPPF states "Planning policies and decisions should ensure that: a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation) b) after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and c) adequate site investigation information, prepared by a competent person, is available to inform these assessments."

- 6.18.2 The proposal has been submitted with a tier 1 risk assessment on land quality. It is understood that for the proposed development the site poses a moderate/low risk to human health receptors due to the potential for residual impacts from the historic land uses, and a low risk to controlled waters. Potential risks to controlled waters are limited by the general lack of shallow ground water at the site and the expected low transmissivity of the underlying deposits, reducing the potential migration pathways. The risk assessment and previous assessments of the site identify that there is potential for contaminants to occur within Made Ground at levels that exceed human health based criteria applicable to residential development. A targeted programme of remedial actions are suggested by the assessment, and a suitable condition can be appended to the grant of permission.
- 6.18.3 The Land, Water, Air Team have reviewed the relevant documents submitted with this report and have provided comment on the proposal and have advised that they agree with the recommendation of the risk assessment report, and have recommended suitable conditions, which are appended to this report. The Environment Agency have commented on this application and have not objected to the proposal however they have provided advice for the applicant.
- 6.18.4 Therefore from a Contamination perspective, the proposal is therefore considered to be compliant, subject to conditions with the relevant policies in the Development Plan, the NPPF, and other material considerations where these can be apportioned weight.

## **6.19 Planning Obligations**

- 6.19.1 When considering the potential content of a legal agreement, regard must be had to the tests set out in the Community Infrastructure Levy Regulations. By law, the obligations can only constitute a reason for granting planning permission if they are necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development. It is standard practice with applications where S106 contributions are likely to be required for the applicant/agent to provide a draft head of terms, with their submission. In relation to S106 matters, the Hackney Local Plan (LP33) and the London Plan, as well as the Hackney S106 Planning Contributions SPD are the most relevant documents. A draft S106 heads of terms has been provided. Contributions/Provisions for the following are sought:
- £2,535,296 towards primary healthcare (payable by phase pro rata);
  - £1,390,590 towards employment training (construction) (payable per phase pro rata);
  - £1,982 towards end use jobs through the operational phase (payable against Phase 6);
  - £147,177 Public Art Contribution (payable by phase pro rata);
  - £3,635,826.50 Max CAVAT Contribution (subject to calculation at each reserved matters stage based on trees to be removed, based on a 50% rate of the 'base calculation');
  - £TBC Carbon Offset Payment (estimate £2.7m) (subject to calculation at each reserved matters stage)
  - £1,250,000 towards Manor House Junction Improvements (payable at the point an implementable scheme has been approved);
  - £70,000 Construction Management Monitoring (to be agreed prior to the signing of

the S106 agreement) (£17,500 per phase);

- £60 per resident towards the resident's Car Club scheme;
- £218,460 Bus Contribution (£54,615 per phase);
- £60,000 S38 Agreement (£15,000 per phase);
- £40,000 Wayfinding (£10,000 per phase)
- £10,000 Travel Plan Monitoring (to be confirmed prior to the signing of the S106 agreement);
- £TBC Biodiversity Net Gain (Should this not be achieved on site)
- £TBC Playspace (only provided is policy compliant scheme in playspace terms is not delivered on site);
- £TBC Education (only if a demonstrable need for places is identified at each reserved matters stage)
- S278 Works (£TBC)

Unless expressed above, contributions towards Monitoring fees in line with S106 SPD

All payments will be index linked to the point of payment

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.

Non-financial contributions:

- Affordable housing provision (43%) and mix (56% shared ownership or shared equity/44% social rent)
- Securing a car free development (in respect of market occupiers and "new" affordable housing occupiers) and a car capped development in respect of "existing" Social Rented occupiers (with a falling away of car parking privileges over time);
- Biodiversity Net Gain Provisions (off site mitigation as mentioned above if cannot be delivered on site)
- Participation in the LBH Hackney Works Scheme;
- Participation in the Considerate Constructors Scheme.
- Employment and Skills Plan
- 25% Local Labour
- Apprenticeships
- Construction Management (such as Considerate Constructors Schemes)
- Be Seen Monitoring
- Travel Plan

6.19.4 The expected Affordable Housing contribution is discussed elsewhere in this report, however, to summarise a contribution of 50% is required for the scheme to be policy compliant, however due to viability constraints only 43% Affordable Housing is sought on the scheme. When assessed against policy H8 of the London Plan the proposal will reprovide the equivalent amount of affordable housing floorspace and will meet the other relevant requirements of H8 e.g. enabling the reprovided housing to be integrated into the development to ensure mixed and inclusive communities

6.19.6 As per the SPD, Community Infrastructure Levy (CIL) is the primary tool for dealing with the cumulative impact of development on social and community infrastructure, however

there will be times where a development gives rise to the requirement for social or community infrastructure – and in these cases S106 should be used. This is particularly pertinent in the case of Woodberry Down where there is a £0 Hackney CIL rate.

- 6.19.7 To address the above it is recommended that a planning obligation be sought to provide education contributions. Given the outline nature of the application, and possibility of changes to the school needs environment it is recommended that the final contribution be calculated at the time any reserved matters approval is granted taking into account the formula in the SPD, the availability of school places at the time.
- 6.19.8 In terms of primary healthcare, a contribution has been agreed in discussion with the NHS North East London Team to provide for improvements and infrastructure in the vicinity of the application, and has been calculated using the HUDU Model. This has been agreed to be paid on a phase by phase basis.
- 6.19.8 Sport England have requested a contribution to built sports facilities, however it is not considered appropriate to request a contribution on this basis as a contribution for this as this is not detailed in the Hackney s106 Planning Contributions SPD.

## **6.20 Other Matters**

### Local Finance Considerations

- 6.20.1 In respect of local finance considerations other than CIL and financial obligations secured by way of Legal Agreement to mitigate the impact of the proposed development, whilst the proposed development would be rateable for Council Tax and Business Rates purposes, and the benefit of the additional units and commercial floorspace is not negligible in the context of the overall totals, this does not represent a material consideration of any substantial weight in the consideration of the application, which should be determined in accordance with the relevant Development Plan policies and any other material considerations.

### Equalities Considerations

- 6.20.2 The Equality Act 2010 requires public authorities, when discharging their functions, to have due regard to the need to (a) eliminate unlawful discrimination, harassment and victimisation and other conduct; (b) advance equality of opportunity between people who share a protected characteristic and those who do not; and (c) Foster good relations between people who share a protected characteristic and persons who do not share it. The protected characteristics under the Act are: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation. Having regard to the duty set out in the Equality Act 2010, the development proposals do not raise any equality issues.

### Pre-Commencement Conditions

- 6.20.3 Where there are pre-commencement conditions appended to this report these have been agreed with the applicant via their planning agent.

**7. CONCLUSION**

- 7.1 The application in accordance with the provisions of the National Planning Policy Framework and the adopted Development Plan, concluding that the harm, which would largely be mitigated by way of conditions and contributions secured under a Legal Agreement, would be outweighed by the wider benefits of the scheme in terms of delivery of high quality housing and estate regeneration opportunity.
- 7.2 The application has now also been assessed in accordance with the relevant policies of the Development Plan and, on balance, the merits and benefits of the proposal, which include the provision of a substantial quantum of both affordable and market housing, estate regeneration, high quality spaces and overall landscape enhancement local to the site, and contributions and obligations sought by legal agreement are considered to outweigh the harm caused by the development.
- 7.3 The proposal would have an acceptable impact in respect of all other material planning considerations as outlined above, subject to the recommended conditions and Legal Agreement provisions.

**8. RECOMMENDATIONS**

**Recommendation A**

- 8.1 That planning permission be GRANTED, subject to referral to the Greater London Authority and the following conditions

**General Conditions**

**8.1.1 Development in accordance with plans**

The development hereby approved shall be carried out in accordance with the approved Primary Control documents:

- WD Outline Masterplan Site Location Plan December 2024 by BH (Woodberry Down Masterplan Application Boundary Dwg No. P0501 Rev - Dated 28/08/23 by LDS)
- WD Outline Planning Application Phasing Plan December 2024 (WD Masterplan Phasing Plan Dwg No. P0508 Rev - Dated 19/03/24 by LDS)
- WD Outline Planning Application Development Specification December 2024 Ref. P085663 by BH and RJP
- WD Outline Planning Application Parameter Plans December 2024 by BH, LDS and Fabrik
  - Demolition Parameter Plan Dwg No. P0502 Rev - Dated 19/10/23 by LDS
  - Open Space and Urban Structure Parameter Plan Dwg No. P0503 Rev B dated 13/12/24 by LDS
  - Proposed Uses Parameter Plan Dwg No. P0504 Rev - Dated 19/10/23 by LDS
  - Proposed Plot Extents Parameter Plan Dwg No. P0505 Rev - Dated 19/10/23 by LDS
  - Maximum Development Heights Parameter Plan Dwg No. P0506 Rev A Dated 13/12/24 by LDS
  - Proposed Site Levels Dwg No P0507 Rev- Dated 19/10/23 by LDS
- WD Outline Planning Application Design Principles Document July 2025 Ref. 1182\_DOC\_249\_ Design Principles Document by BH, LDS and Fabrik.

For the avoidance of doubt all approved documents shall be complied with, with no approved document having more precedence than another.

Reason: To ensure that the development hereby permitted is carried out in full accordance with the plans hereby approved in the interests of good planning.

### **8.1.2 Outline Condition**

The following plots, as shown on plan Phasing Plan (P0508 dated 19/03/2024 drawing by LDS), are hereby permitted in OUTLINE:

Phase 5 - to provide up to 801 residential dwellings (Use Class C3)

Phase 6 - to provide up to 1,036 residential dwellings (Use Class C3), up to 950sqm GEA of Local Community and Learning Use (Use Class F2) and up to 300sqm GEA for an Energy Centre (Sui Generis)

Phase 7 - to provide up to 425 residential dwellings (Use Class C3)

Phase 8 - to provide up to 821 residential dwellings (Use Class C3)

Reason: For the avoidance of doubt and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

### **8.1.3 Reserved Matters Condition**

No development shall commence on each phase until approval of the Reserved Matter details of the landscaping, layout, scale and appearance of the relevant phase has been obtained in writing from the Local Planning Authority.

All Reserved Matters in an identified phase shall be submitted under a single application.

The first reserved matters application shall be submitted to the local planning authority within 3 years of this grant of permission.

The development of each phase must be commenced within 5 years of the grant of the Reserved Matter Application on that phase.

The final Reserved Matter Application shall be submitted no later than 20 years after the date of this permission.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

### **8.1.4 Phasing**

The phasing of the development shall be carried out in accordance with the approved phasing plan (P0508 dated 19/03/2024 drawing by LDS), unless an alternative Phasing Plan is submitted to and approved in writing by the local planning authority.

Reason: To ensure that the proposed development is carried out in accordance with the planning permission and scheme of works, and to avoid any detriment to the comprehensive development and to amenity and any harm to the interests of highway safety that may be caused by any phase remaining uncompleted.

Standards

### 8.1.5 Market & Affordable Homes Space Standards

The minimum dwelling standards shall comply with the Development Specification.

For the avoidance of doubt, the minimum dwelling sizes are as tabled below:

UNIT SIZE	MINIMUM GIA (SQM)
1bed 1 person	39(37)
1bed 2 person	50
1bed 2 person (Social Rent Only)	52.25
2bed 3 person	61
2bed 3 person (Social Rent Only)	66
2bed 4 person	70
3bed 4 person	74
3bed 4 person (Social Rent Only)	80.85
3bed 5 person	86
3bed 6 person	95
4bed 5 person	90
4bed 5 person (Social Rent Only)	90.75
4bed 6 person	99
4bed 7 person	108
5bed 6 person (Social Rent Only)	99

Reason: To ensure that the homes provided are an adequate size, developed as envisaged and in compliance with Policy D6 of the London Plan, and Chapter 5 of the National Planning Policy Framework.

### 8.1.6 Accessibility

10% of the dwellings across the development as a whole shall be constructed and fitted out in compliance with Building Regulations Requirement Part M4(3) (or any subsequent replacement). Identified dwellings shall be constructed and fitted out prior to first occupation of those dwellings.

The remaining dwellings shall be constructed and fitted out in compliance with and to a minimum of Building Regulations Requirement Part M4(2) standard (or any subsequent replacement) prior to their first occupation.

Level Access shall be provided to all ground floor uses prior to their first occupation.

Reason: To ensure that the development is adequately accessible for future occupiers in

accordance with D7 of the London Plan and Section 12 of the National Planning Policy Framework.

### **8.1.7 Balcony Sizes**

Each flat/apartment within the scheme shall have a balcony, terrace or other private amenity space measuring at least 5m<sup>2</sup> of private outdoor space for each 1-2 person dwelling and an extra 1m<sup>2</sup> for each additional occupant.

In addition, all residential accommodation will be provided with private amenity space in the form of a balcony, terrace and/or private garden of at least the following size:

- 1-bedroom 5 sq.m
- 2-bedroom 6 sq.m
- 3-bedroom 8 sq.m
- 4-bedroom 9 sq.m

The minimum depth and width for all balconies and other private external spaces shall be at least 1500mm. This shall be demonstrated through the reserved matters applications for each phase.

Reason: In the interest of securing adequate private outdoor amenity space, in accordance with LP17 of the Hackney Local Plan, D6 of the London Plan, and Section 12 of the National Planning Policy Framework.

### **8.1.8 Secure by Design**

Prior to commencement of the development phase, the development shall be registered with the Metropolitan Police for Secure by Design Certification. Within 1 year of final occupation of a development phase the Secure by Design Certification shall be submitted to the Local Planning Authority.

Reason: To ensure development is delivered in accordance with secure by design principles in accordance with the Policy D11 of the London Plan and Hackney Local Plan Policy LP9.

### **8.1.9 Broadband/Full Fibre Connectivity**

Full Fibre Broadband Connectivity (including physical ducting) shall be provided to each individual dwelling.

To ensure that adequate infrastructure is provided to occupants and users of the proposal and to comply with London Plan Policy SI 6 and Local Plan Policy LP 11.

### **8.1.10 Fire Safety**

The reserved matters application for each development phase shall be accompanied by a Fire Statement informed by the Outline Fire Statement (December 2024) prepared by Introba. The development shall be carried out in accordance with the approved Fire Statement unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the development incorporates the necessary fire safety measures in accordance with the Mayor's London Plan Policy D12.

## Ecology and Biodiversity

### **8.1.11 Ecological Mitigation**

No development shall take place unless in accordance with the mitigation and recommendations

detailed within the report Woodberry Down Phase and Phases 5-8, London Preliminary Ecological Report by Temple, version 3.0 dated 10/06/2022.

Reason: To maintain the favourable conservation status of protected species, and in accordance with LP47 of the Hackney Local Plan, G6 of the London Plan as well as Section 15 of the National Planning Policy Framework.

#### **8.1.12 Tree protection to BS5837:2012**

Each Reserved Matters Application for each phase shall be accompanied by an Arboricultural Impact Assessment (AIA), a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority. Specific issues to be dealt with in the TPP and AMS:

- a) Location and installation of services/ utilities/ drainage.
- b) Methods of demolition within the root protection area ( RPA as defined in BS 5837: 2012) of the retained trees.
- c) Details of construction within the RPA or that may impact on the retained trees.
- d) a full specification for the installation of boundary treatment works.
- e) a full specification for the construction of any roads, parking areas and driveways, including details of the no-dig specification and extent of the areas of the roads, parking areas and driveways to be constructed using a no-dig specification. Details shall include relevant sections through them.
- f) Detailed levels and cross-sections to show that the raised levels of surfacing, where the installation of no-dig surfacing within Root Protection Areas is proposed, demonstrating that they can be accommodated where they meet with any adjacent building damp proof courses.
- g) A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing.
- h) a specification for scaffolding and ground protection within tree protection zones.
- i) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.
- j) details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires
- k) Boundary treatments within the RPA
- l) Methodology and detailed assessment of root pruning
- m) Arboricultural supervision and inspection by a suitably qualified tree specialist
- n) Reporting of inspection and supervision
- o) Methods to improve the rooting environment for retained and proposed trees and landscaping
- p) Veteran and ancient tree protection and management The development thereafter shall be implemented in strict accordance with the approved details.

Reason: Required prior to commencement of development to satisfy the Local Planning Authority that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality, in accordance with Hackney Local Plan LP33; LP51 and pursuant to section 197 of the Town and Country Planning Act 1990.

### **8.1.13 Hard Landscaping**

Prior to First Occupation of each development phase, detailed design drawings of the hard landscaping scheme for that phase of the development shall be submitted to and approved by the Local Planning Authority.

The information shall include, where relevant, details on play equipment, cycle stands, wayfinding, street furniture, street lighting, boundary treatment types, gates, public art and any information required to comply with the requirements of any future Wind Microclimate assessment.

All hard landscaping shall be carried out in full prior to first occupation of the relevant phase of the development.

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

Reason: To ensure that the external appearance of the site is acceptable, provides acceptable formal and informal leisure facilities for all ages, and in accordance with LP51 of the Hackney Local Plan as well as Section 15 of the National Planning Policy Framework.

### **8.1.14 Soft Landscaping**

Prior to the first occupation of each development phase, detailed drawings and plans for the soft landscaping scheme for that phase of the development shall be submitted to and approved in writing by the Local Planning Authority. The submission will be accompanied by confirmation of the final Biodiversity Net-Gain and Urban Greening Factor score.

The details shall include:

A tree planting plan consisting of a diverse mix of species that follows as a minimum, the 10-20-30% rule (species/genus/family diversity), including both those adapted to changing climatic conditions and native species, which are known to have value to wildlife:

- Soil volumes for proposed tree planting;
- Projected mature height and crown spread of proposed new trees;
- Tree pit specifications and planter specifications for above ground tree planting;
- Methods of tree support - e.g. staking or underground guying and protection - e.g. tree guards, grilles etc;
- A varied plant structure, incorporating flowering plants, evergreen species, and shrubs to enhance habitat diversity;
- A diverse distribution of plant species to avoid block planting;
- A maintenance and management plan to ensure the long-term success of the planting scheme, including details on watering, mulching, weeding, young tree maintenance, removal of guys, stakes and ties when no longer necessary, monitoring, and replacement of failed plants;
- A detailed tree planting plan including details of trees and shrubs showing species, size at planting, type of stock, age of tree at planting, numbers of trees and shrubs to be included;
- Areas to be grass seeded or turfed;

In the event of any tree(s) dying, being removed or becoming seriously damaged or diseased within 5 years from the completion of the development, it shall be replaced within the next planting season with others of similar size and species (unless the Local Planning Authority gives written consent to any variation), and evidence of the replacement shall be submitted and approved in writing by the Local Planning Authority.

All soft landscaping work shall be completed prior to final occupation of the development phase.

Reason: To ensure that the site protects and enhances biodiversity, and in accordance with LP47 and LP51 of the Hackney Local Plan as well as Section 15 of the National Planning Policy Framework.

#### **8.1.15 LEMP and Public Realm Management and Maintenance Scheme**

Prior to Final Occupation of each development phase, a Landscape, Ecological Management and Public Realm Management and Maintenance Scheme (LPRMMS) shall be submitted to, and approved by, the Local Planning Authority. The LPRMMS shall include the following details:

A long term management plan which should include long-term ownership, responsibilities and maintenance schedules for all landscaped areas and public realm including leaching, weeding and mowing, irrigation and rain gardens, and vehicular access to the park.

The approved LPRMMS shall be implemented in full prior to occupation of the relevant part of the development, fully implemented for the life of the development.

Reason: To protect, enhance and maintain the landscape features and character of the area, and in accordance with LP47 and LP51 of the Hackney Local Plan as well as Sections 15 of the National Planning Policy Framework.

#### **8.1.16 Bird boxes, Bat boxes and Swift Bricks**

Prior to the construction of each phase of the proposal above damp proof course level of the development hereby approved, details and full specifications of 4 bird boxes, 4 swift bricks/boxes, and 4 bat boxes per phase, shall be submitted to and approved in writing by the Local Planning Authority and shall be maintained for the lifespan of the development. The details shall include:

A minimum of 4 swift bricks (same requirements for swift box) incorporated into the design of the development. They should be installed in groups of at least 2, and placed at or close to eaves level of the development hereby approved. They should be placed at least 5m above the ground with a 5m unobstructed flight path, both below and in front of the swift brick. The swift brick should be located facing north, east, or north east (direct sunlight should be avoided) and should not be placed immediately above doors or windows. Where possible, swift bricks should be set flush into the external wall to match adjacent brickwork.

A minimum of 4 bird boxes incorporated into the design of the development, with a variety of box types (including different sized entrance holes) to provide habitat for diverse bird species. The boxes should be installed at or close to the eaves level of the development hereby approved. The boxes should be between 3 and 5 metres from the ground, and there should be a clear flight path without any obstructions below and directly in front of the box. The boxes should be facing north, east or north east (direct sunlight should be avoided), and should not be placed immediately above doors or windows. Boxes located in the same area should not be placed too close together.

A minimum of 4 bat boxes incorporated into the design of the development. Boxes should be placed at or close to the eaves level of the development and at least 4m above the ground. The

boxes should be placed away from artificial light sources and ideally located near dark tree lines or hedgerows where possible. The boxes should be located facing south, southeast or southwest, and exposed to sun for part of the day.

Reason: To support bird and bat populations, including swifts, in Hackney and preserve endangered urban biodiversity, by providing nesting opportunities, in accordance with Hackney's Local Plan LP33 policy LP47 which states that all development schemes involving buildings with an eaves height or roof commencement height of 5 metres and above are required to provide nesting boxes for swifts, sparrows, starlings, and/or bats as appropriate.

#### **8.1.17 Bee Bricks/invertebrate Habitat Condition**

Prior to the construction of each phase of the proposal above damp proof course level details and full specifications of a minimum of 4 bee bricks shall be submitted to and approved in writing by the Local Planning Authority, and shall be maintained for the lifespan of the development. The details shall include:

A minimum of 4 bee bricks incorporated into the design of the development hereby approved and shall be retained thereafter. The bricks shall be placed in a south facing wall in a sunny location at least 1 metre above ground level, in close distance to pollinator friendly planting.

Reason: To support bee populations in Hackney and preserve endangered urban biodiversity, by providing nesting opportunities, in accordance with Hackney's Local Plan LP33 policy LP47.

#### **8.1.18 Bio-Solar Roof**

Prior to commencement of works above damp proof course level, full details and specifications of the green roofs and clean energy technologies shall be submitted to and approved in writing by the Local Planning Authority. Green roofs shall be planted with flowering species that provide amenity and biodiversity value at different times of the year. The submission shall include the following:

- Detailed drawings of a roof plan identifying where the green roofs will be located and the measurement of their coverage; this should include other structures on the roof including location of PV panels, roof lights and access points where applicable, and their relationship with the green roof;
- Section drawings demonstrating a minimum substrate depth of no less than 80mm for extensive living roofs
- Details of the drainage system for the roof
- All roofs to be sown with a wide mix of species, the roof should not rely on one species of plant life;
- Management and maintenance plan, including access arrangements, irrigation, and general maintenance actions.

The green roofs shall be installed prior to final occupation of the development and shall be retained thereafter for the lifetime of the development in accordance with the approved management and maintenance plan.

Reason: To promote biodiversity on site through green roofs, in line with Hackney's Local Plan LP33, policy LP46.

#### **8.1.19 External lighting condition**

Prior to the completion of the superstructure works on each phase, an External Lighting Scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be

designed and implemented in accordance with the Bat Conservation Trust guidelines and must be sensitive to wildlife. The lighting design should ensure that: Harsh lighting is minimised to avoid making habitats (including the green roofs) unfavourable to local species, particularly bats and other nocturnal wildlife. The use of low-intensity lighting is prioritised, ensuring that any light sources do not directly illuminate bat roosts, foraging areas, or flight paths. All lighting fixtures are shielded or directed to limit light pollution and to maintain dark corridors that are critical for bat and wildlife movement. The approved lighting scheme shall be implemented prior to the occupation of the development and maintained thereafter in accordance with the approved details.

The external lighting strategy shall include, the following details:

- i) Number and location of proposed luminaires, luminaire light distribution type, lamp type, lamp wattage and spectral distribution; stand type and mounting height, orientation/direction, beam angle (which should be as low as possible), projected light distribution maps of each lamp including light spillage on to any other features such as buildings, watercourses and trees, and details of any hoods or cowls, and type of control gear and lighting regime (timing and duration of illumination); and
- ii) A strategy for the long-term ownership, management and long term maintenance of the external lighting strategy for the lifetime of the development. The approved lighting strategy shall be implemented in full prior to occupation of the relevant phase of development, and maintained as such for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect local wildlife, particularly bats, from the negative impacts of artificial lighting, and to ensure compliance with the Bat Conservation Trust guidelines in accordance with relevant environmental and ecological policies.

## Parking

### **8.1.20 Cycle Parking**

Cycle Parking shall be provided as per the Development Specification unless otherwise agreed in writing with the Local Planning Authority. This shall be demonstrated in the reserved matters application for each phase.

Prior to the occupation of each phase of the development hereby permitted, full details of secure, accessible, on site bicycle storage including location, layout, stand type and spacing, shall be submitted to, and approved in writing by, the Local Planning Authority. Such details as approved shall be implemented prior to the first occupation of the development and shall thereafter be retained and maintained.

Reason: To ensure adequate cycle parking is provided for residents, employees and visitors in accordance with LP42 of the Hackney Local Plan and Appendix 2 (Cycle Parking Standards) of the Hackney Local Plan and Section 9 of the National Planning Policy Framework.

### **8.1.21 Car Parking**

A maximum of 70 car parking spaces shall be provided (including 13 spaces for blue-badge holders) for 'Right of Return' residents. In addition up to 3% disabled spaces shall be provided for non 'Right of Return' residents.

For residential parking, a minimum of 20% of the overall number of parking spaces will be equipped with electric vehicle charging facilities with remaining spaces having passive provision for future use.

Parking details shall be set out in the reserved matters applications for each phase.

Reason: In order to ensure the planning application is developed as envisaged, and to ensure that the quantum and specification of car parking is controlled appropriately, and ensure accordance with LP44 and LP45 of the Hackney Local Plan and Section 9 of the National Planning Policy Framework.

#### **8.1.22 Parking & Design Management Plan**

Prior to first occupation of each phase, details of the Parking, Design and Management Plan (PDMP) for that phase shall be submitted to, and approved in writing by, the Local Planning Authority. The PDMP(s) shall:

Demonstrate safe design of the agreed number of off street car parking spaces and access for pedestrians and cyclists and minimisation of conflict between use groups; and Appropriate provision of blue badge parking and electric vehicle charging points; and Include details of how additional blue badge car parking could be provided in future; and Permanent Mechanisms for prevention of non-car parking areas to be controlled for that purpose; and Ensure that use of car parking for the relevant block is actively controlled through measures to enforce the car parking arrangements for the relevant block

The approved PDMP(s) shall be implemented in full prior to occupation of the phase of development, and fully implemented for the lifetime of the development.

Reason: In the interests of highway safety and the amenity of neighbouring occupiers, and in accordance with LP41, LP42, LP44 and LP45 of the Hackney Local Plan and Section 9 of the National Planning Policy Framework.

#### **8.1.23 Off Street Parking Long Term Strategy**

Prior to the first use of the off-street car parking bays, a long term management strategy for the car parking area shall be submitted to and approved by the Local Planning Authority. The strategy shall include detail on:

How car parking spaces are re-allocated when an occupier with a parking space right vacates the property

The review mechanism for converting standard bays into blue-badge bays; and, Alternative use of the car parking spaces for more sustainable modes (e.g. cycles spaces or car-clubs).

Reason: In the interests of highway safety, reducing reliance on private motor vehicles, and the amenity of neighbouring occupiers, and in accordance with LP41, LP44, LP45 of the Hackney Local Plan and Section 9 of the National Planning Policy Framework.

#### **8.1.24 Changing Facilities**

Prior to the occupation of each unit of F2 Use floorspace, full details of internal lockable space and associated facilities such as showers to be used in association with the community floorspace within each unit shall be submitted to, and approved in writing by, the Local Planning Authority. Such details as approved shall be implemented prior to the first occupation of each unit of

commercial/community floorspace and shall thereafter be retained and maintained.

Reason: To ensure that a reasonable provision is made within the site for the parking of bicycles in the interest of relieving congestion in surrounding streets, safeguarding highway safety and improving highway conditions in general, and in accordance with LP42 of the Hackney Local Plan, Section 9 of the National Planning Policy Framework.

#### General Transport

##### **8.1.25 Travel Plan**

Prior to first occupation of the residential and non-residential accommodation of each phase of development, a Travel Plan (TP) covering that phase shall be submitted to, and approved in writing by the Local Planning Authority. The TP shall:

Detail measures to encourage sustainable and active travel including the provision of local travel information and restrictions on car parking and vehicle use within the development to occupiers; and establish a long term management strategy with measurable targets and outcomes; and Include details of implementation, monitoring and regular review mechanisms; and Set out the measures to enforce the TP for the relevant block and/or building.

Reason: To promote sustainable transport and in the interests of highway safety, and in accordance with LP43 of the Hackney Local Plan, Section 9 of the National Planning Policy Framework.

##### **8.1.26 Delivery & Servicing Management Plan**

Prior to the first occupation of each phase of development, details of the Delivery and Servicing Management Plan (DSMP) for both residential and commercial/community uses within that Block or Building shall be submitted to, and approved in writing by, the Local Planning Authority.

The DSMP(s) shall:

Seek to rationalise the number of delivery and servicing with the aim of reducing traffic impacts for the relevant block; and

Include, inter alia, details of the location and management of servicing areas; location, number and timings of deliveries and collections (which should avoid anti-social hours); the types of delivery and collection vehicles; and

Ensure that delivery space and time for the relevant block is actively controlled through measures set out in the DSMP; and

Set out the measures to enforce the servicing arrangements for the relevant block.

The approved DSMP(s) shall be fully implemented for the life of the development.

Reason: In the interests of highway safety and the amenity of neighbouring occupiers, and in accordance with LP43 of the Hackney Local Plan, Section 9 of the National Planning Policy Framework.

#### Open Space and Play

##### **8.1.27 Play Provision Details**

At least 10 sqm of Child Play Space shall be provided per child likely to occupy each phase of the

development, and provided in accordance with details and standards set out in the Child Friendly Spaces SPD 2021. The location, details and specification of the Child Play Space and associated equipment shall be shown on plans submitted for approval during the reserved matters stage.

Prior to the commencement of each phase of development, details of the design of all playable space, play equipment and street furniture to be located on that phase shall be submitted to and approved in writing by the Local Planning Authority. Such details as approved shall be implemented prior to the occupation of the development and shall thereafter be retained, unless otherwise agreed in writing with the Local Planning Authority.

This Child Play Space within each phase shall be publicly available from the first occupation of each phase in which it is located, unless otherwise agreed with the Local Planning Authority, and maintained as publicly open in perpetuity.

Reason: In the interest of the visual amenity of the development and wider area, and to meet the needs of future residents in accordance with Sections 8 and 12 of the National Planning Policy Framework and LP9 of the Hackney Local Plan, and the Child Friendly Places SPD.

#### Construction Impacts

##### **8.1.28 Demolition and Environment Management Plan**

The Demolition and Environmental Management Plan (including logistics and lighting) relating to each phase shall be submitted and approved in writing prior to the commencement of demolition works on the relevant phase. All demolition works associated with the development hereby permitted shall take place in full accordance with the approved DEMP.

Measures for traffic management including delivery and collection hours (which should avoid anti-social and peak hours), size and frequency of HGV arrivals and departures, prevention of idling by construction vehicles, construction traffic access and routing arrangements, and any footway or highway closures; Loading and unloading of plant and materials; and How materials will be managed efficiently and disposed of legally, and the re-use and recycling of materials maximised; and Storage of plant and materials; and Boundary hoardings behind any visibility zones; and Contact arrangements between residents and contractors.

Any trenches or deep excavations are covered at the end of each working day or ramps installed to provide exit routes for any animals that fall in.

No tree felling or vegetation clearance shall be undertaken between 1 March and 31 August unless a suitably qualified ecologist has first confirmed that no bird's nests that are being built or are in use, eggs or dependent young will be damaged or destroyed. Netting of hedgerows, trees or buildings is only permitted in exceptional circumstances in accordance with Chartered Institute of Ecology and Environmental Management/Royal Society for the Protection of Birds advice. A methodology and management plan for the installation and maintenance of the netting will be agreed in writing with the Local Planning Authority prior to installation.

This plan should also detail what methods are being employed to ensure railway infrastructure protection is secured in relation to nearby London Underground Assets.

The Plan shall be in accordance with Hackney Council's Code of Construction Practice and the Mayor of London's Control of Dust and Emissions during Construction and Demolition SPG, and other relevant guidance relating to dust and air quality. The development shall be implemented in accordance with details and measures approved in the Plan, covering the matters set out below,

and shall be maintained throughout the entire construction period:

This plan shall also include:

- Demolition method statement, covering all phases of the development, to include a construction dust risk assessment;
- Demolition waste management plan setting out how resources will be managed and waste controlled at all demolition stages of the project, including, details of dust mitigation measures to deal with construction waste during site clearance, demolition and construction works (including any breaking or crushing of concrete), and details of measures to be employed to mitigate noise and vibration demonstrating best practical means;
- An air quality and dust management plan, to include details of measures to control and mitigate emissions of dust from site clearance, demolition activity, following best practice guidance. This should outline a scheme of monitoring of particulate matter (PM10) at the application site boundary, in line with the Mayor of London's SPG and other relevant guidance;
- Details of how the site will comply with the relevant Non-Road Mobile Machinery (NRMM) regulations;
- A barrier shall be constructed around the site, to be erected prior to demolition;
- A wheel washing facility shall be installed and operated to ensure that dust or debris is not tracked out onto the road by vehicles exiting the site;
- Details, including location, depth and type of all foundations to be removed if applicable;
- A programme for all foundation removal works, which should reflect the approved phasing plan;
- Measures to prevent and minimise the potential for damage to subsurface transportation as a result of ground movement;
- An assessment of railway noise and vibration shall be carried out and appropriate protective measures shall be taken to protect the users of the property and of other properties potentially affected as a result of the current development against noise and vibration; and
- Details of monitoring and recording of impacts on London Underground infrastructure.

All foundation removal works associated with the development hereby permitted shall take place in full accordance with the approved Foundation Removal Method Statement.

The operation of site equipment generating noise and other nuisance causing activities, audible beyond the site boundary, shall only be carried out between the hours of 08:00-18:00 Mondays to Fridays, 08:00-13:00 Saturdays, and at no time on Sundays or bank holidays unless otherwise agreed in writing by the local planning authority. The best practical means available, in accordance with British Standard Code of Practice BS5228-1:2009 shall be employed at all times to minimise emission of noise and vibration.

Reason: To safeguard the residential amenity of occupiers of neighbouring properties, prevent harm to biodiversity, enhance the character and ecology of the development and provide undisturbed refuges for wildlife, and in accordance with LP2 and LP58 of the Hackney Local Plan, London Plan Policy SI 1 as well as Sections 12 and 15 of the National Planning Policy Framework.

#### **8.1.29 Construction Environmental Management Plan**

The Construction and Environmental Management Plan (including logistics and lighting) relating to each phase shall be submitted and approved in writing prior to the commencement of construction works on the relevant phase. All construction works associated with the development hereby

permitted shall thereafter take place in full accordance with the approved CEMP.

Measures for traffic management including delivery and collection hours (which should avoid anti-social and peak hours), size and frequency of HGV arrivals and departures, prevention of idling by construction vehicles, construction traffic access and routing arrangements, and any footway or highway closures; Loading and unloading of plant and materials; and How materials will be managed efficiently and disposed of legally, and the re-use and recycling of materials maximised; and Storage of plant and materials; and Boundary hoardings behind any visibility zones; and Contact arrangements between residents and contractors.

Any trenches or deep excavations are covered at the end of each working day or ramps installed to provide exit routes for any animals that fall in.

No demolition, development, tree felling or vegetation clearance shall be undertaken between 1 March and 31 August unless a suitably qualified ecologist has first confirmed that no bird's nests that are being built or are in use, eggs or dependent young will be damaged or destroyed. Netting of hedgerows, trees or buildings is only permitted in exceptional circumstances in accordance with Chartered Institute of Ecology and Environmental Management/Royal Society for the Protection of Birds advice. A methodology and management plan for the installation and maintenance of the netting will be agreed in writing with the Local Planning Authority prior to installation.

This plan should also detail what methods are being employed to ensure railway infrastructure protection is secured in relation to nearby London Underground Assets.

The Plan shall be in accordance with Hackney Council's Code of Construction Practice and the Mayor of London's Control of Dust and Emissions during Construction and Demolition SPG, and other relevant guidance relating to dust and air quality. The development shall be implemented in accordance with details and measures approved in the Plan, covering the matters set out below, and shall be maintained throughout the entire construction period:

This plan shall also include:

- Construction method statement, covering all phases of the development, to include a construction dust risk assessment;
- Construction waste management plan setting out how resources will be managed and waste controlled at all demolition stages of the project, including, details of dust mitigation measures to deal with construction waste during site clearance, demolition and construction works (including any breaking or crushing of concrete), and details of measures to be employed to mitigate noise and vibration demonstrating best practical means;
- An air quality and dust management plan, to include details of measures to control and mitigate emissions of dust from site clearance, demolition activity, following best practice guidance. This should outline a scheme of monitoring of particulate matter (PM10) at the application site boundary, in line with the Mayor of London's SPG and other relevant guidance;
- Details of how the site will comply with the relevant Non-Road Mobile Machinery (NRMM) regulations;
- A barrier shall be constructed around the site, to be erected prior to demolition and maintained through the construction phase;
- A wheel washing facility shall be installed and operated to ensure that dust or debris is not tracked out onto the road by vehicles exiting the site;

Reason: To safeguard the residential amenity of occupiers of neighbouring properties, prevent harm to biodiversity, enhance the character and ecology of the development and provide

undisturbed refuges for wildlife, and in accordance with LP58 and LP47 of the Hackney Local Plan as well as Sections 12 and 15 of the National Planning Policy Framework.

### **8.1.30 Emissions - Non-Road Going Machinery**

All Non-Road Mobile Machinery (NRMM) of net power of 37 kW and up to and including 560 kW used during the course of site preparation, demolition and construction phases shall comply with the emissions standards for the Central Activities Zone and Opportunity Areas of the Mayor of London's NRMM Low Emission Zone. Unless in compliance with the NRMM Low Emission Zone standards, no NRMM shall be on-site, at any time, whether in use or not, without the prior written consent of the local planning authority. The applicant shall keep an up-to-date register of all NRMM used during site preparation, demolition and construction phases on the online register at <https://www.london.gov.uk/programmes-and-strategies/environment-and-climate-change/pollution-and-air-quality/nrmm>.

Reason: To comply with London Plan Policy SI 1 and to ensure emissions from the site during the construction phase are acceptable with regard to public health and amenity, and in accordance with LP58 and LP of the Hackney Local Plan as well as Sections 9 and 12 of the National Planning Policy Framework.

### **8.1.31 Piling and Foundations.**

No piling or foundation laying shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with TfL (London Underground Team) Thames Water and the Environment Agency for the relevant phase. Any piling must be undertaken in accordance with the terms of the approved piling method statement. In addition to this, a foundation works risk assessment will be required to be submitted to and approved in writing by the local planning authority. This shall be prepared with reference to the guidance presented in Piling into Contaminated Sites (Environment Agency, 2002).

The Piling Method Statement and foundation works risk assessment must also include:

1. The location, depth and type of piling to be undertaken and the methodology by which all piling works (temporary and permanent) will be carried out; and
2. A programme for all piling works (temporary and permanent), which should reflect the approved phasing plan; and
3. Details of all proposed foundations; and
4. Measures to prevent and minimise the potential for damage to subsurface transportation as a result of ground movement and
5. An assessment of railway noise and vibration shall be carried out and appropriate protective measures shall be taken to protect the users of the property and of other properties potentially affected as a result of the current development against noise and vibration; and
6. Details of monitoring and recording of impacts on London Underground infrastructure.

Reason: The proposed works will be in close proximity to underground water utility & transport infrastructure and Piling has the potential to impact on local underground water utility & transport infrastructure, as well as groundwater resources, and is required to ensure accordance with LP2, LP53 and LP58 of the Hackney Local Plan as well as Sections 15 and 16 of the National Planning

Policy Framework.

## Waste

### **8.1.32 Refuse & Recycling Management Plan**

Prior to the occupation of each phase of development, details of the refuse/recyclables management plan (RRMP) for both residential and community uses within that phase of development shall be submitted to, and approved in writing by, the Local Planning Authority.

The RRMP(s) shall include (a) details of the location and management of storage areas, details of the refuse and recyclables containers, quantum of storage provided, location, number and timings of deliveries and collections, and details of how the refuse/recyclables containers will be moved from the storage areas to collection points, and (b) set out the measures to enforce the servicing arrangements for the relevant phase of development. The approved RRMP(s) shall be fully implemented for the life of the development and all refuse/recycling shall be managed in accordance with the approved RRMP(s).

Reason: In the interests of highway safety and the amenity of neighbouring occupiers and to safeguard public health through the reduction of pollution and likelihood of vermin infestation, and in accordance with LP57 of the Hackney Local Plan as well as Sections 9 and 12 of the National Planning Policy Framework.

### **8.1.33 Community Use (F2 Use Class) Waste Storage**

Prior to the occupation of the Community Use (F2 Use Class) floor space hereby approved all community waste storage areas shown on the drawings hereby approved or as shall have been otherwise approved shall be provided. Thereafter community use waste shall be managed in accordance with the details set out in the Waste Management Strategy unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and to reduce the likelihood of infestation, and in accordance with LP57 of the Hackney Local Plan as well as Section 12 of the National Planning Policy Framework.

## Flood Risk and Drainage

### **8.1.34 Drainage and SUDS**

No development shall commence on any phase, other than works of demolition, until a full detailed specification of the sustainable drainage system for the relevant phase, supported by appropriate calculations, construction details, a drainage layout, and a site-specific management and maintenance plan, has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. The detailed design shall be in general accordance with the approved Flood Risk Assessment and Drainage Strategy (ref: 135305-FAH-ZZ-XX-RP-C-04-04, dated: December 2024) by Fairhurst and shall include, but not be limited to, green roofs (with a substrate depth of at least 80mm not including vegetative mats), bio-retention systems, permeable paving, swales, attenuation storage tanks, and flow control measures. The strategy shall demonstrate that surface water discharge rates do not exceed the Qbar greenfield runoff rate of 3.9 l/s/ha for all return periods up to the 1 in 100-year storm event plus an allowance for climate change. The approved drainage strategy shall be implemented in full prior to the occupation of that phase and retained thereafter in perpetuity.

The development of each phase shall not be implemented until the surface water drainage of the

site has been designed to prevent the discharge of water onto the public highway. The drainage design shall be submitted to and approved in writing by the Council as Local Planning Authority, and shall be implemented in line with the approved details.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site, and in accordance with LP53 of the Hackney Local Plan as well as Section 14 of the National Planning Policy Framework.

#### **8.1.35 Levels (Land and Floor)**

Prior to commencement of the superstructure works of any phase, full details of the proposed land levels across the site, including existing and proposed levels (including drainage low points along the carriageways), exceedance flow paths, and threshold levels of all buildings, shall be submitted and approved by the LPA in consultation with the LLFA. The submitted details shall comply with the recommendations set out in Section 4.2 (Site Levels) of the Flood Risk Assessment and Drainage Strategy (ref: 135305-FAH-ZZ-XX-RP-C-04-04, dated: December 2024) by Fairhurst, demonstrating that the proposal will not increase surface water flood risk on-site or off-site. The development shall not be carried out otherwise than in accordance with the details thus approved, which shall be implemented in full prior to the first occupation of the relevant phase of development

The development shall not be carried out otherwise than in accordance with the approved details, which shall be implemented in full prior to the first occupation of the relevant phase of development, and maintained as such for the lifetime of the development.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site, and in accordance with LP53 of the Hackney Local Plan as well as Sections 12 and 14 of the National Planning Policy Framework.

#### **8.1.36 Foul Water Capacity**

No development hereby approved shall be occupied until confirmation has been provided that either:- 1. Foul water Capacity exists off site to serve the development, or 2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan, or 3. All Foul water network upgrades required to accommodate the additional flows from the development have been completed.

Reason: Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents.

#### **8.1.37 Strategic Water Capacity**

Prior to first occupation of each development phase, information must be submitted to and approved in writing by the local planning authority in consultation with Thames Water confirming that:

- all water network upgrades required to accommodate the additional demand to serve the development have been completed; or
- a development and infrastructure phasing plan has been agreed with Thames Water to allow the development to be occupied.

Where a development and infrastructure phasing plan is agreed, no occupation of each

development phase shall take place other than in accordance with the agreed development and infrastructure phasing plan, unless otherwise agreed with the Council.

Reason: The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development, and in accordance with LP53 of the Hackney Local Plan as well as Section 14 of the National Planning Policy Framework.

#### **8.1.38 Water Main Avoidance**

No construction shall take place within 5m of the strategic water main. Prior to commencement of each development phase, information detailing how the developer intends to divert the asset / align the development, in order to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

Reason: The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works have the potential to impact on local underground water utility infrastructure, and in accordance with LP53 of the Hackney Local Plan as well as Section 14 of the National Planning Policy Framework.

#### **8.1.39 Basement Flood Risk and Drainage**

Where a basement is included within the reserved matters application a Basement Impact Assessment and Groundwater Management Strategy shall be submitted alongside the reserved matters application.

Reason: To prevent flooding and to ensure the satisfactory storage and disposal of surface water from the site, and in accordance with LP53 of the Hackney Local Plan as well as Sections 12 and 14 of the National Planning Policy Framework.

Pollution (inc Noise, Contamination etc.)

#### **8.1.40 Remediation**

Prior to substantial commencement of a development phase (excluding demolition and enabling works), a scheme including the following components to address the risks associated with site contamination shall be submitted to and approved in writing by the Local Planning Authority.

- a) A generic and detailed quantitative risk assessment that identifies the risk to all receptors potentially affected, including those off site;
- b) In the event that remediation measures are deemed necessary following the results of (a), an options appraisal identifying feasible remediation options, detailing evaluation of options, and selecting the most appropriate remediation option(s);
- c) A remediation strategy focused on the remediation option(s) selected in (b) setting site specific monitoring objectives and criteria, providing details of monitoring and maintenance, and containing full details of the remediation measures required, and how they are to be undertaken;
- d) A verification plan explaining how the effectiveness of the remediation works set out in (c) will be measured, and how data will be collected and assessed to demonstrate the remediation performance, and creating a final record of the land quality whilst providing a

plan for long term monitoring and maintenance (if required).

Any investigation and risk assessment must be undertaken in strict accordance with the requirements of the Environment Agency's Land Contamination Risk Management (LCRM).

If additional significant contamination is found at any time when carrying out the approved development, it must immediately be reported in writing to the Local Planning Authority.

Reason: To protect human health and the environment by ensuring no harm is caused by land contamination, in line with paragraphs H, I and J, LP 58 of the Hackney Local Plan 2033 and the Hackney contaminated land strategy 2022/2030, and in accordance with LP58 of the Hackney Local Plan as well as Section 15 of the National Planning Policy Framework.

#### **8.1.41 Investigative Boreholes**

A scheme for managing any borehole installed for the investigation of soils, groundwater or geotechnical purposes shall be submitted to and approved in writing by the local planning authority. The scheme shall provide details of how redundant boreholes are to be decommissioned and how any boreholes that need to be retained, post-development, for monitoring purposes will be secured, protected, and inspected. The scheme as approved shall be implemented prior to the first occupation of each phase of development.

Reason: To ensure that redundant boreholes are safe and secure, and do not cause groundwater pollution in line with Section 15 of the National Planning Policy Framework and LP58 of the Hackney Local Plan.

#### **8.1.42 Sound Insulation**

The Reserved Matters Application for each development phase shall be accompanied by a Noise Impact Assessment.

The assessment shall identify all mechanical and fixed plant equipment to be utilised in the proposed development and any attenuation required to achieve the internal noise targets detailed below as well as achieving a 10 dB(A) below the background measured LA90 level at the nearest noise sensitive premises at any time.

All residential premises shall be designed in accordance with BS8233:1999 'Sound Insulation and noise reduction for buildings - Code of Practice'. All sound insulation methods to the properties shall be detailed in the report.

The sound insulation and noise control measures shall achieve the following internal noise targets: Bedrooms (23.00 - 07.00 hrs) 30 dB LAeq, and 45dB Lmax (fast), Living Rooms (07.00 - 23.00 hrs) 30 dB LAeq

#### **8.1.43 Compliance with Air Quality Positive Statement**

The reserved matters application for each development phase shall be accompanied by an air quality neutral statement and an air quality positive statement. The statement shall include a timeframe for when each measure identified will be carried out. The measures identified in the approved statements shall thereafter be implemented in full accordance with the approved statements.

The statements shall be informed by the Outline Air Quality Neutral Statement and Air Quality Positive Statement hereby approved.

Reason: To comply with London Plan Policy SI 1 part (c), to ensure that the matters reserved are implemented in accordance with an Air Quality Positive approach, and in the interest of effective development management.

#### **8.1.44 Circular Economy**

A. The Reserved Matters Application for each development phase shall be accompanied by a detailed Circular Economy Statement in line with the GLA's Circular Economy Statement Guidance, or using comparable evidence from previous phases when details are unavailable due to access constraints, which shall be submitted to and approved in writing by the Local Planning Authority. The statement shall adhere to the principles set out in the outline Circular Economy Statement. The development shall be carried out in accordance with the details so approved.

B. Within 6 months following full occupation of the relevant development phase, a post construction monitoring report should be completed in line with the GLA's Circular Economy Statement Guidance. The report should be submitted to and approved by the LPA in writing.

C. Once the Post-Construction Monitoring report is approved by the LPA, the Applicant should provide the approved post-construction monitoring report and any supporting information to the GLA at [circulareconomystatements@london.gov.uk](mailto:circulareconomystatements@london.gov.uk)

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

Reason: In the interest of addressing climate change and securing sustainable and net zero development and construction in accordance with LP55 of the Hackney Local Plan, SI7 of the London Plan, and Section 14 of the National Planning Policy Framework.

#### **8.1.45 Whole Life Carbon**

The Reserved Matters Application for each development phase shall be accompanied by a detailed Whole Life-Cycle Carbon Statement in line with the GLA's Whole Life-Cycle Assessment Guidance, or using comparable evidence from previous phases when details are unavailable due to access constraints, which shall be submitted to and approved in writing by the Local Planning Authority. The statement shall adhere to the principles set out in the outline Whole Life-Cycle Carbon Statement, unless otherwise agreed with the Council. The development phase shall be carried out in accordance with the details so approved.

Within 6 months following full occupation of the relevant development phase, the post-construction tab of the GLA's Whole Life-Cycle Carbon Assessment template should be completed in line with the GLA's Whole Life-Cycle Carbon Assessment Guidance. Together with any supporting information, it should be submitted to, and approved by the Local Planning Authority in writing.

Once the GLA's Whole Life-Cycle Carbon Assessment is approved by the LPA, the Applicant should provide this Assessment together with any supporting information to the GLA at: [ZeroCarbonPlanning@london.gov.uk](mailto:ZeroCarbonPlanning@london.gov.uk).

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

#### **8.1.46 Overheating**

The applicant shall demonstrate that overheating risk has been reduced as far as practicable. The applicant is required to undertake as part of each reserved matters application for each phase a suitable Dynamic Overheating Analysis to assess the overheating risk and demonstrate the implementation of the Cooling Hierarchy, maximising passive measures and natural ventilation with active cooling a last resort. If active cooling is demonstrably justified, it is still required to be minimised.

The Dynamic Overheating Analysis should ensure that appropriate and best practice spatial sampling is undertaken and that consideration is given to current and future project climate conditions and to prevent health risks arising from extreme heat, paying particular attention to the needs of vulnerable communities and the potential urban heat island effect arising from the development as a whole.

Reason: In the interest of addressing climate change and securing sustainable and net zero carbon development and construction in accordance with LP54 and LP55 of the Hackney Local Plan SI2 and SI4 of the London Plan, and Sections 12 and 14 of the National Planning Policy Framework.

#### **8.1.47 Active Cooling**

Reserved matters applications for each phase shall demonstrate that active cooling has been reduced as far as possible through the integration of passive measures and adoption of the cooling hierarchy. Active cooling measures provided shall mitigate environmental harms as far as possible.

Reason: In the interest of addressing climate change and securing sustainable and net zero development and construction in accordance with LP54, LP55 of the Hackney Local Plan, SI2 and SI4 of the London Plan, and Sections 12 and 14 of the National Planning Policy Framework.

#### **8.1.48 EUI & SHD**

The Energy Statement for each reserved matters application for each phase, shall provide the predicted Energy Use Intensity (EUI) and Space Heating Demand (SHD) and demonstrate that carbon savings have been maximised. The Statement shall detail the methodology used for these calculations and how this relates to policy recommendations. These figures shall be provided against the reference values of GLA guidance or the relevant contemporary workflow in accordance with GLA and Local Planning Authority policy. EUI and SHD should be given on a building-by-building and typology-by-typology basis unless agreed otherwise in writing by the Local Planning Authority.

The applicant shall provide commentary where the expected performance differs from the reference values.

Reason: To reduce carbon emissions, enhance climate resilience, and minimise vulnerability and improve resilience in accordance with the London Plan, GLA guidance, Hackney Local Plan policy and the NPPF.

#### **8.1.49 Water Efficiency**

For each reserved matters application for each phase, the applicant shall provide a statement to confirm that the development has been designed to be water efficient and reduce water consumption in line with policy, demonstrating that the development will not exceed a maximum water use of 105 litres of water per person per day, with an additional maximum water use allowance for external water consumption of 5 litres. The BREEAM maximum water-efficiency

credits shall be attained.

Reason: Addressing the need to conserve water, to mitigate and adapt to climate change, taking into account the full range of potential climate change impacts in accordance with the London Plan, GLA guidance, Hackney Local Plan policy and the NPPF.

#### **8.1.50 BREEAM**

Prior to the above grade works of the development approved, the BREEAM Interim Design Certificate shall be submitted to and approved by the Local Planning Authority, providing full details to demonstrate at least BREEAM 'Excellent' has been attained, as set out in the approved BREEAM Pre Assessment.

All the targeted credits shall be presented in a tracker comparing credits targeted at BREEAM Pre Assessment stage. The development hereby approved shall not be carried out otherwise than in accordance with the details approved. Within six months of occupation of the development, the BREEAM Final Design Certificate shall be submitted to and subsequently 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 shall 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 in accordance with the London Plan, GLA guidance, Hackney Local Plan policy and the NPPF.

#### **8.1.51 Air Tightness**

Air permeability testing shall confirm that performance has been achieved for all units and elements to achieve the Be Lean carbon savings as agreed in the approved Energy Statement and defined by relevant policy and guidance, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interest of addressing climate change and securing sustainable and net zero development and construction in accordance with the London Plan, GLA guidance, Hackney Local Plan policy and the NPPF.

#### **8.1.52 Energy Statement**

The Reserved Matters Application for each development phase shall be accompanied by an Energy Statement. The Energy Statement shall follow the London Plan Energy Hierarchy (Be Lean, Be Clean, Be Green, Be Seen). This shall detail what the site-wide energy strategy is, and how the phase is part of, and contributes to it.

The Energy Statement shall

- be accompanied by a suitable Dynamic Overheating Analysis to assess the overheating risk of the buildings and will follow the London Plan Cooling Hierarchy to address any overheating risk;
- detail how no-less than 15% of the residential development's, and 15% of the non-residential development's on-site reductions are achieved through energy efficiency measures;
- should the Energy Centre be required in Phase 6, detailed designs of the Energy Centre shall be provided including any required noise mitigation measures;
- shall detail how a minimum on-site carbon reduction of at least 50 per cent beyond 2021

- Building Regulations is achieved for the residential component of the development;
- shall detail how a minimum on-site carbon reduction of at least 35 per cent beyond 2021 Building Regulations is achieved for the non-residential component of the development;
- shall calculate the carbon offset payment to achieve a net-zero development. Any offset payment shall be secured by S106 agreement for the LPA's carbon offset fund. The calculation shall be priced at £95 per tonne of carbon;
- shall also address the issue of potential heat network connections for each phase of development.

Reason: To achieve a net-zero carbon development, promote sustainable development and adapt and mitigate the impacts of climate change in accordance with London Plan SI2, SI3, SI 4 and Local Plan Policies LP 54, LP55 and LP56.

## **10.2 Recommendation B**

That the above recommendations be subject to the applicant, the landowners and their mortgagees enter into a legal agreement in order to secure the following matters to the satisfaction of Director of Legal Democratic and Electoral Services:

Contributions/Provisions for the following are sought:

- £2,535,296 towards primary healthcare (payable by phase pro rata);
- £1,390,590 towards employment training (construction) (payable per phase pro rata);
- £1,982 towards end use jobs through the operational phase (payable against Phase 6);
- £147,177 Public Art Contribution (payable by phase pro rata);
- £3,635,826.50 Max CAVAT Contribution (subject to calculation at each reserved matters stage based on trees to be removed, based on a 50% rate of the 'base calculation');
- £TBC Carbon Offset Payment (estimate £2.7m) (subject to calculation at each reserved matters stage)
- £1,250,000 towards Manor House Junction Improvements (payable at the point an implementable scheme has been approved);
- £70,000 Construction Management Monitoring (to be agreed prior to the signing of the S106 agreement) (£17,500 per phase);
- £60 per resident towards the resident's Car Club scheme;
- £218,460 Bus Contribution (£54,615 per phase);
- £60,000 S38 Agreement (£15,000 per phase);
- £40,000 Wayfinding (£10,000 per phase)
- £10,000 Travel Plan Monitoring (to be confirmed prior to the signing of the S106 agreement);
- £TBC Biodiversity Net Gain (Should this not be achieved on site)
- £TBC Playspace (only provided is policy compliant scheme in playspace terms is not delivered on site);
- £TBC Education (only if a demonstrable need for places is identified at each reserved matters stage)
- S278 Works (£TBC)

Unless expressed above, contributions towards Monitoring fees in line with S106 SPD

All payments will be index linked to the point of payment

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.

Non-financial contributions:

- Affordable housing provision (43%) and mix (56% shared ownership or shared equity/44% social rent)
- Securing a car free development (in respect of market occupiers and “new” affordable housing occupiers) and a car capped development in respect of “existing” Social Rented occupiers (with a falling away of car parking privileges over time);
- Biodiversity Net Gain Provisions (off site mitigation as mentioned above if cannot be delivered on site)
- Participation in the LBH Hackney Works Scheme;
- Participation in the Considerate Constructors Scheme.
- Employment and Skills Plan
- 25% Local Labour
- Apprenticeships
- Construction Management (such as Considerate Constructors Schemes)
- Be Seen Monitoring
- Travel Plan

### **10.3 Recommendation C**

That the Sub-Committee grants delegated authority to the Director, Environment and Climate Change and Assistant Director Planning and Building Control (or in their absence either the Growth Team Manager or DM & Enforcement Manager) to make any minor alterations, additions or deletions to the recommended heads of terms and/or recommended conditions as 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).

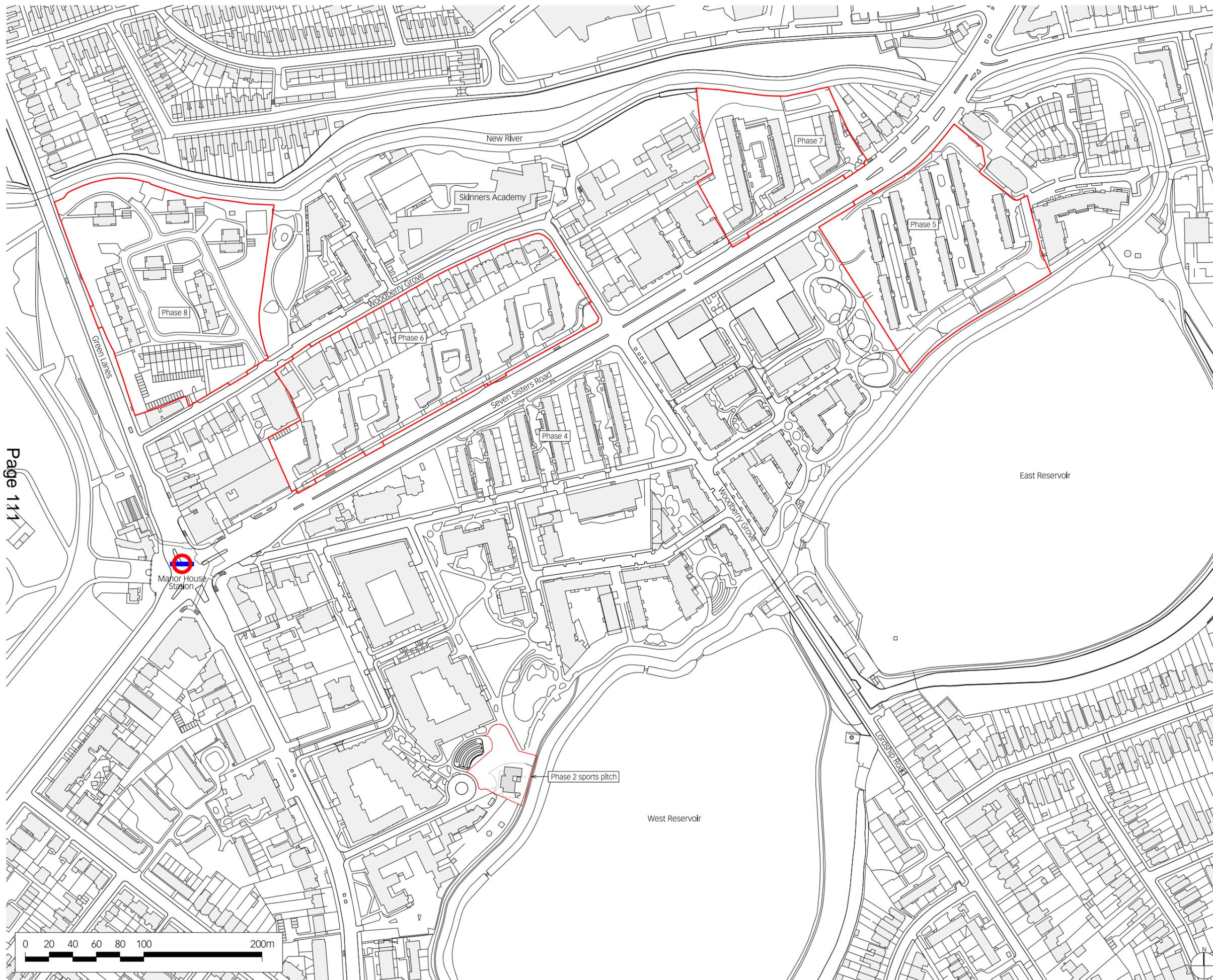
- **INFORMATIVES**
- The following informatives should be added:
  - Building Control
  - Hours of Building Works
  - Naming and Numbering
  - CIL Informative
  - S106 Informative
  - NPPF
  - Water and Drainage
  - Archaeological
  - Transport and Highways

- Works in proximity to London Underground
- Sustainability and Climate Change

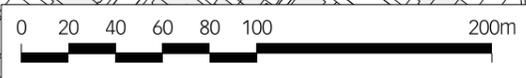
Signed..... Date.....

**Assistant Director - Planning and Building Control**

	BACKGROUND PAPERS	NAME/DESIGNATION AND 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>	James Bellis x4757	<b>HSC, Hillman Street, London E8 1FB</b>

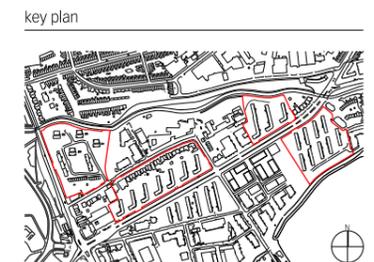


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notes

Application boundary



project

Woodberry Down Masterplan Phases 5-8

client

Berkeley Homes (North East London) Ltd

architect

**Lifschutz Davidson Sandilands**

Island Studios  
22 St. Peter's Square  
London W6 9NW  
United Kingdom  
T +44 (0)20 8600 4800  
mail@lds-uk.com

drawing title

Woodberry Down Masterplan  
Application Boundary

scale at A1	scale at A3	drawn	date
1:1500	1:3000	IM	23.08.23

job no.	drawing	rev.
1182	P0501	-

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## Planning Sub-Committee – 02/09/2025

<b>ADDRESS:</b> New Era Estate (Land Bound by Orsman Road Halcombe Street Phillip Street and Whitmore Road), London N1	
<b>WARD:</b> Hoxton East and Shoreditch Ward	<b>CASE OFFICER:</b> Oliver Enticott
<b>APPLICATION NUMBER:</b> 2019/2458	<b>VALID DATE:</b> 31/03/25
<b>DRAWING NUMBERS:</b>	
<p>18048_07_001 P2 - Site Location Plan  18048_07_002 P2 - Site Demolition Plan  18048_07_003 P2 - Site Proposed Plan  18048_07_010 P1 - Existing Ground Floor Plan  18048_07_011 P1 - Existing First to Third Floor Plan  18048_07_012 P1 - Existing Roof Plan  18048_07_020 P1 - Existing Whitmore Road Elevation  18048_07_021 P1 - Existing Phillipp Street Elevation  18048_07_022 P1 - Existing Halcomb Street Elevation  18048_07_023 P1 - Existing Orsman Road Elevation  18048_07_030 P1 - Existing Site Section A.A</p> <p>18048_07_100 P3 - Proposed Ground Floor Plan  18048_07_101 P3 - Proposed First Floor Plan  18048_07_102 P3 - Proposed Second Floor Plan  18048_07_103 P3 - Proposed Third Floor Plan  18048_07_104 P3 - Proposed Fourth Floor Plan  18048_07_105 P3 - Proposed Fifth Floor Plan  18048_07_106 P3 - Proposed Sixth Floor Plan  18048_07_107 P3 - Proposed Seventh Floor Plan  18048_07_108 P3 - Proposed Eighth Floor Plan  18048_07_109 P3 - Proposed Ninth Floor Plan  18048_07_110 P1 - Proposed Tenth Floor Plan  18048_07_111_P1 - Proposed Eleventh Floor Plan  18048_07_112_P1 - Proposed Twelfth Floor Plan  18048_07_113_P1 - Proposed Thirteenth Floor Plan  18048_07_114_P3 - Proposed Roof Floor Plan  18048_07_199_P1 - Proposed Basement Floor Plan  18048_07_200_P3 - Proposed Whitmore Road West Elevation  18048_07_201_P2 - Proposed Phillipp Street South Elevation  18048_07_202_P3 - Proposed Halcomb Street West Elevation  18048_07_203_P3 - Proposed Orsman Road North Elevation  18048_07_204_P3 - Proposed East Courtyard Elevation  18048_07_205_P2 - Proposed North Courtyard Elevation  18048_07_206_P2 - Proposed West Courtyard Elevation  18048_07_207_P3 - Proposed South Courtyard Elevation  18048_07_500_P2 - Proposed Bay Study Whitmore Road SW Corner  18048_07_501_P2 - Proposed Bay Study Whitmore Road NW Corner  18048_07_502_P2 - Proposed Bay Study Halcomb Street</p>	

## Planning Sub-Committee – 02/09/2025

18048\_07\_503\_P2 - Proposed Bay Study Courtyard  
 18048\_07\_504\_P1 - Proposed Bay Study North Elevation

24021-GUA-XX-XX-DR-L-002 P08 - Urban Greening Factor Plan  
 24021-GUA-XX-XX-DR-L-0003 P02 - Schedules and Specifications GF  
 24021-GUA-XX-XX-DR-L-004 P03 - Schedules and Specifications RT  
 24021-GUA-XX-XX-DR-L-005 P03 - Soft Landscape Proposals Ground Floor  
 24021-GUA-XX-XX-DR-L-006 P04 - Hardworks Boundaries and Furniture Plan Ground Floor  
 24021-GUA-XX-XX-DR-L-007 P04 - Soft Landscape Proposals Roof Terrace  
 24021-GUA-XX-XX-DR-L-008 P04 - Hard Landscape Proposals Roof Terrace  
 24021-GUA-XX-XX-DR-L-011 P02 - Landscape Masterplan (Ground and Roof Level)

Air Quality Assessment (SLR, March 2025)  
 Arboricultural Method Statement (Tyler Grange, March 2025)  
 BREEAM Pre Assessment (MWL, March 2025)  
 Child Friendly Impact Assessment (part of DAS) (Guarda Landscape)  
 Circular Economy Report (MWL, March 2025)  
 Daylight and Sunlight Report (Point 2, March 2025)  
 Design and Access Statement (Allies and Morrison, March 2025)  
 Ecological Impact Assessment (including BNG Assessment) (Tyler Grange, March 2025)  
 Energy Assessment (MWL, March 2025)  
 Environmental Noise Impact Assessment (MACH, March 2025)  
 Estate Management Plan (Dolphin, March 2025)  
 Fire Statement (Affinity, March 2025)  
 Financial Viability Assessment (Montagu Evans)  
 Flood Risk Assessment and SuDS Strategy (Meinhardt, March 2025)  
 Framework Travel Plan (Iceni, March 2025)  
 Geotechnical Report/Land Contamination Report (as originally submitted) (Card, June 2019)  
 Health Impact Assessment (Stantec, March 2025)  
 Heritage, Townscape and Visual Impact Assessment (The Townscape Consultancy, March 2025)  
 Landscape Report (forming part of the DAS) (Guarda Landscape)  
 Construction Environmental Management Plan (Waterman, March 2025)  
 Outline Construction Logistics Plan (Waterman, March 2025)  
 Overheating Risk Assessment (MWL, March 2025)  
 Planning Statement (CMA, March 2025)  
 Statement of Community Involvement (Kanda, March 2025)  
 Transport Statement (Iceni, March 2025)  
 Utilities Statement (MWL, March 2025)  
 Waste Management Strategy (Iceni, March 2025)  
 Whole Life-cycle Carbon Assessment (MWL, March 2025)  
 Wind Microclimate Statement of Conformity (RWDI, March 2025)

**APPLICANT:**  
 Dolphin

**AGENT:**  
 CMA Planning

## Planning Sub-Committee – 02/09/2025

**PROPOSAL:**

Revised scheme: Redevelopment of the New Era Estate to provide residential units and flexible retail floorspace, provided across 4 blocks of buildings ranging from 3 to 13 storeys, together with associated landscaped communal amenity space, secure cycle parking spaces and refuse storage facilities.

**POST SUBMISSION REVISIONS:**

18048\_07\_100 P04 - Proposed Ground Floor  
18048\_07\_105 P04 - Proposed Fifth Floor  
18048\_07\_206 P03 - Proposed West Courtyard Elevation

GLA Water Comments 2025/0368/S1 Response Design Note (Meinhardt, 19 June 2025)  
Flood Risk Assessment and Drainage Strategy P02 (Meinhardt, June 2025)  
Daylight and Sunlight and Internal Daylight Report (June 2025, Point2)  
Technical Note, Point 2 (18 June, 2025)  
Statement to GLA Regarding Water Saving Measures (MWL, 10.7.25)  
Technical Datasheet DELTA Modular Heat Pumps  
Proposed ASHP SCOP (MWL)  
Heat Pump Sizing Assessment (SAV/HP/118637/IS/27 Jun 2025)  
Heating Plant Room Schematic - 3075-SCM-59-01-P1  
ERA-MWL-ZZ-00-D-Z-40001\_L00-Incoming-Services P01 Ground Floor Plan Incoming Services Layout  
Heating & Water Plant room - 3075-0B-BASE-Model  
Estimated Annual Heat Loss from LTHW Distribution Pipework (MWL, June 2025)  
ERA-MWL-ZZ-00-D-Z-50001\_L00-Mains-Dist-Sht-01\_P01\_S2  
ERA-MWL-ZZ-00-D-Z-50002\_L00-Mains-Dist-Sht-02\_P01\_S2  
ERA-MWL-ZZ-01-D-Z-50012\_L01-Mains-Dist-Sht-02\_P01\_S2  
ERA-MWL-ZZ-02-D-Z-50021\_L02-Mains-Dist-Sht-01\_P01\_S2  
ERA-MWL-ZZ-02-D-Z-50022\_L02-Mains-Dist-Sht-02\_P01\_S2  
ERA-MWL-ZZ-03-D-Z-50031\_L03-Mains-Dist-Sht-01\_P01\_S2  
ERA-MWL-ZZ-03-D-Z-50032\_L03-Mains-Dist-Sht-02\_P01\_S2  
ERA-MWL-ZZ-04-D-Z-50041\_L04-Mains-Dist-Sht-01\_P01\_S2  
ERA-MWL-ZZ-04-D-Z-50042\_L04-Mains-Dist-Sht-02\_P01\_S2  
ERA-MWL-ZZ-05-D-Z-50051\_L05-Mains-Dist-Sht-01\_P01\_S2  
ERA-MWL-ZZ-05-D-Z-50052\_L05-Mains-Dist-Sht-02\_P01\_S2  
ERA-MWL-ZZ-05-D-Z-50052\_L05-Mains-Dist-Sht-02\_P01\_S2  
ERA-MWL-ZZ-06-D-Z-50062\_L06-Mains-Dist-Sht-02\_P01\_S2  
ERA-MWL-ZZ-07-D-Z-50071\_L07-Mains-Dist-Sht-01\_P01\_S2  
ERA-MWL-ZZ-07-D-Z-50072\_L07-Mains-Dist-Sht-02\_P01\_S2  
ERA-MWL-ZZ-08-D-Z-50081\_L08-Mains-Dist-Sht-01\_P01\_S2  
ERA-MWL-ZZ-08-D-Z-50082\_L08-Mains-Dist-Sht-02\_P01\_S2  
ERA-MWL-ZZ-09-D-Z-50091\_L09-Mains-Dist-Sht-01\_P01\_S2  
ERA-MWL-ZZ-09-D-Z-50092\_L09-Mains-Dist-Sht-02\_P01\_S2  
ERA-MWL-ZZ-10-D-Z-50102\_L10-Mains-Dist-Sht-02\_P01\_S2  
ERA-MWL-ZZ-11-D-Z-50111\_L11-Mains-Dist\_P01\_S2  
ERA-MWL-ZZ-12-D-Z-50121\_L12-Mains-Dist\_P01\_S2  
ERA-MWL-ZZ-13-D-Z-50131\_L13-Mains-Dist\_P01\_S2  
ERA-MWL-ZZ-14-D-Z-50141\_L14-Mains-Dist\_P01\_S2  
ERA-MWL-ZZ-FN-D-Z-50000\_Basement-Mains-Dist\_P01\_S2  
ERA-MWL-ZZ-00-D-Z-40001\_L00-Incoming-Services\_P01\_S2  
Early Stage Overheating Risk Tool (Good Homes Alliance)

## Planning Sub-Committee – 02/09/2025

<p>Overheating Analysis Report (MWL, July 2025)          Part I 2021 GLA carbon emission reporting spreadsheet v2.0          Water Efficiency Technical Note (MWL, July 2025)          Waste Management Strategy (Icnei, August 2025)          Addendum Geoenvironmental Letter Report – Revision 1 (CGL, August, 2025)          GLA CE Memo_Stage 1 (MWL, 27.07.2025)          Circular Economy Report (MWL, July 2025)          GLA Circular Economy Statements Template Rev02</p>
<p><b>RECOMMENDATION SUMMARY:</b></p> <p>Grant conditional planning permission subject to completion of a Legal Agreement and referral to the Mayor of London.</p>
<p><b>NOTE TO MEMBERS:</b></p> <p>N/A</p>

### ANALYSIS INFORMATION

**ZONING DESIGNATION:** (Yes) (No)

CPZ	Hoxton CPZ	
<b>Conservation Area</b>		X
<b>Statutory Listed Building</b>	Opposite The Stag's Head public house, 55 Orsman Road, N1 5RA (Grade II listed)	
<b>Locally Listed Building</b>		X
<b>Priority Employment Area (PEA)</b>		X
<b>City Fringe Opportunity Area</b>	Yes	
<b>Central Activities Zone</b>		X

## Planning Sub-Committee – 02/09/2025

### EXISTING LAND USE DETAILS

USE CLASS	DESCRIPTION	GIA (SQM)
C3	Residential	6,382
E	Commercial	450
<b>TOTAL</b>		

### PROPOSED LAND USE DETAILS

USE CLASS	USE DESCRIPTION	GIA (SQM)
C3	Residential	19,080
E	Commercial	384
<b>TOTAL</b>		

### EXISTING RESIDENTIAL MIX

EXISTING RESIDENTIAL MIX BY TENURE	NO OF UNITS	TENURE SPLIT	RESIDENTIAL MIX WITHIN TENURE GROUP (%)
<b>Private</b>		<b>Private</b>	
1	14		15%
2	69		72%
3	13		13%
<b>Total:</b>	<b>96</b>		<b>100%</b>

### PROPOSED RESIDENTIAL MIX

PROPOSED RESIDENTIAL MIX BY TENURE	NO OF UNITS	TENURE SPLIT	RESIDENTIAL MIX WITHIN TENURE GROUP (%)
<b>Private</b>		<b>Private</b>	
1	55		50%
2	42		39%
3	11		11%
<b>Total:</b>	<b>109</b>		<b>100%</b>
<b>Social Rented</b>		<b>'Discounted' LLR</b>	
1	5		8%
2	46		77%
3	9		15%
<b>Total:</b>	<b>60</b>		<b>100%</b>
<b>Intermediate/ Shared Ownership</b>		<b>LLR</b>	
1	34		87%
2	2		5%
3	3		8%
<b>Total:</b>	<b>39</b>		<b>100%</b>
<b>Overall Total:</b>	<b>208</b>		

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### PARKING DETAILS:

	Parking Spaces (off street)	Parking Spaces (on street)	Parking Spaces (Disabled)	Bicycle Storage
<b>Existing</b>	Informal	0	0	0

	Parking Spaces (off street)	Parking Spaces (on street)	Parking Spaces (Disabled)	Bicycle Storage
<b>Proposed</b>	0	40	6	426

### 1. SITE CONTEXT

#### Urban Context and Site Designations

- 1.1 The application site measures 0.42ha in size and comprises a series of five four-storey residential blocks totalling 96 apartments, dating from the 1930s. The blocks form a perimeter block bounded by Whitmore Road to the west, Philipp Street to the south, Halcomb Street to the east, and Orsman Road to the north. The ground floor of the block fronting Whitmore Road includes a group of commercial units within retail and associated uses, with shopfronts facing Whitmore Road. The remaining frontages are residential in character with blocks set back from the street behind low brick boundary walls. A hard surfaced car parking area is located within the centre of the block.
- 1.2 The immediate surrounding context comprises the five storey residential blocks of the Colville Estate situated on the opposite side of Whitmore Road to the west, three and four storey residential blocks on the opposite side of Philipp Street to the south. Three and four storey residential blocks, a single storey school and the Stags Head Public House (listed at grade II) are situated on the opposite side of Halcomb Street to the east. 5/6 storey buildings in mixed business and residential use are situated on the opposite side of Orsman Road to the north.
- 1.3 The wider surrounding area is mixed in character. Colville Estate to the west is undergoing comprehensive redevelopment on a phased basis, including large scale new buildings. A new secondary school, leisure centre and 21/24 storey residential towers as part of the Britannia development project is taking place to the south adjacent to Shoreditch Park. The Regents Canal is located further to the north and has historically had an industrial character. As such, buildings on the north side of Orsman Road near the site are within a Priority Office Area, lined by mixed residential / business developments. Hoxton Street, which is a designated local centre, is situated further to the south.
- 1.4 The site has a PTAL rating of 3, meaning it has good access to public transport. The site benefits from good access to public transport, being located 450m to the south-west of Haggerston Station and 500m to the north-west of Hoxton Station, both of which are served by London Overground rail services. In addition, a number of bus routes operate along Kingsland Road to the east of the site, including routes 67, 149, 242, 243 and CM2 providing regular access across east London and into north and central London, with the nearest bus stop located 275m from the site.

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- 1.5 The Site is located within Flood Zone 1, which covers land categorised as being at a low risk of flooding from rivers or the sea (with less than a 1 in 1,000 or 0.1% annual probability of flooding from rivers or the sea). The site is not located within a Critical Drainage Area.

### Site History

- 1.6 The estate was built in the 1930s for local workers by the Lever family who owned a number of local industries. The existing flats on the New Era estate are 100% private ownership but with rent levels which are on average below market rent levels in the surrounding area.
- 1.7 The estate was acquired by Dolphin Living, a Registered Provider in 2014, following a failed attempt by the previous owner to redevelop the site. Dolphin Living is part of Dolphin Square Charitable Foundation. The Foundation's mission is to provide genuinely affordable housing for Londoners on modest incomes. Since acquiring the estate Dolphin Living has developed a personalised rent system for existing tenants, based on individual tenants available resources.
- 1.8 All homes are significantly undersized. The average 1B2P home is just 38.5sqm. The average 2B3P home is 52sqm and the average 3B4P home is 64sqm. The flats have no private amenity space, are not served by lifts and are poorly insulated. In addition there is an absence of soft landscaping to relieve the hard surfaced appearance of the site and its surroundings. As such there are limitations on what improvements can be achieved within the fabric of the existing building.
- 1.9 Given the above constraints with regard to the design and condition of the existing buildings, Dolphin proceeded with preparations for redevelopment of the estate in consultation with existing tenants. At the time, 78 original tenants (those resident on the estate when it was acquired by Dolphin Living) were offered the right to return to a flat in the new development, with the same number of bedrooms, at a rent level no higher than if the estate had not been developed.
- 1.10 Original tenants will also be provided with accommodation during the construction period and benefit from paid moving costs. These commitments are set out in a separate Landlord Offer between the developer and tenants.
- 1.11 The application was submitted back in 2019 and consisted of the redevelopment of the estate to provide 199 residential units and 344sqm of flexible retail floorspace, provided across buildings ranging from 3-14 storeys. The scheme was taken to Planning Committee in July 2020 when Members resolved to grant permission.
- 1.12 However, despite the recommendation to grant the application stalled due to funding concerns and the announcement by the government soon afterwards that any residential building over 18m in height will be mandated to include two staircases to ensure compliance with new fire safety regulations. As such, a final decision notice was never issued and the scheme was essentially paused while new funding and potential redesigns were explored.
- 1.13 By late 2024/early 2025 new funding had been resourced via a GLA grant. Meanwhile, a new design had been completed which maintained essentially the same height, massing and layout as the original scheme whilst also incorporating second stairwells. The new

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design includes 208 units, rather than 199, and has a slightly different unit mix. The amended scheme, along with all the revised drawings and documents was received by the Council in April 2025, under the same reference number (2019/2458) with the Council entering into a Planning Performance Agreement (PPA) with the applicant. This is the scheme that is now being recommended for approval by Officers.

### **2. CONSERVATION IMPLICATIONS**

- 2.1 The proposal has the potential to impact on the following heritage assets:
- 2.2 The Stag's Head Public House, Hoxton, of 1935-6 by A E Sewell for Truman's Brewery, is listed at Grade II for the following principal reasons: Architectural quality: a dignified, Neo-Georgian design by one of the leading pub architects of the inter-war period; Interiors: the pub retains a number of good quality fittings including original bar backs, counters, brick fireplaces, panelling, embossed mirrors and tilework. The mainly complete off-sales compartment is a rare survival; Intactness: its largely unaltered interior provides one of the best surviving examples of a small urban 'improved' pub of the inter-war period.
- 2.3 The present Stag's Head was completed in February 1936 to the designs of A E Sewell, principal architect for east London brewers Truman, Hanbury and Buxton. An earlier pub with the same name had stood on the site since at least 1856 and had strong links with the nearby Grand Union/Regent's Canal. Orsman Road was predominantly occupied by factories and wharves, many of which imported, stored and treated timber to supply the nearby Shoreditch furniture trade and the pub would have gained a good deal of its custom from the workers on the canal or those employed by associated industries nearby. Originally, the Stag's Head was surrounded by terraces of C19 housing, being adjoined by such a terrace on its east side. However, the years after the First World War saw a phase of radical redevelopment in the area around Orsman Road. Within two decades, all of the housing had been demolished, along with a school and church which had stood to the east of the Stag's Head. In the place of these structures were built various factories and warehouses, including the Players Cigarette factory at 15-33 Orsman Road (now Acme Studios), and blocks of housing, such as the New Era Estate, built in the mid-1930s on the island site immediately to the west of the Stag's Head.
- 2.4 The rebuilding of the pub clearly formed part of the overall redevelopment carried out in Orsman Road, and it would have served a new and somewhat different group of customers, including workers in the new warehouses and factories. The plans were approved by Shoreditch Council in August and September 1935 and the pub remains largely unchanged apart from a single-storey extension to the east added around 1970.
- 2.5 As a street corner 'local', the Stag's Head represents a type of smaller-scale improved pub that was being built by major breweries in London in the inter-war period. The designer, Arthur Edward Sewell (1872-1946) was the principal architect and surveyor for Truman's throughout the inter-war period, having originally been employed by the brewery in 1902; his last known work for Truman's was the Royal George, near Euston in 1939. A designer of some note, his public houses, mainly located in or just outside of London, were regularly featured in architectural journals of the time. He was responsible for at least fifty of the pubs Truman constructed or substantially remodelled in London between 1910 and 1939.

### **3. RELEVANT HISTORY**

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3.1 The following planning history is considered relevant to the current application.

### 2019/1551

Request for EIA Screening Opinion pursuant to Regulation 6 of the Town and County Planning (Environmental Impact Assessment) Regulations 2017 (as amended) confirming that the following development does not constitute EIA development: 'Demolition of existing buildings and redevelopment of the site with the erection of a new building ranging from 3 to 14 storeys in height to provide up to 200 residential units (Use Class C3) and 450sqm of retail floorspace, together with the provision of associated landscaping, bin and cycle storage facilities.

(EIA Screening Opinion issued June 2019 confirming the scheme is not EIA development.)

## 4. CONSULTATION AND PUBLICITY PROCEDURE

- Neighbour notification letters were issued to 550 properties on 14 April 2025
- A site notice was posted on 17 April 2025
- A press notice was printed on 18 April 2025

## 5. NEIGHBOURS AND INTERESTED GROUPS

5.1 At the time of writing the report, there were six objections received, including one on behalf of five properties (though this overlaps somewhat with the other individual objections). The issues raised can be summarised as follows:

- Overdevelopment of site in terms of height, scale and massing
- Loss of light and privacy
- Excessive amount of single aspect apartments (poor ventilation and light)
- The submitted Daylight/Sunlight report is inaccurate (mentioned as Right to Light report by objectors).
- Retrofitting existing housing should be given preference over demolition and rebuild as per GLA guidance and whole life cycle carbon assessments.
- Tenants Association voted for existing neighbours who voted to remain living on the existing estate and against redevelopment.

Officer Response:

5.2 The height and massing of the development remains largely unchanged from the original 2019 application which Committee resolved to approve in July 2020. Indeed, whilst there is a small increase in massing to Block A by one storey, there is a reduction in height to Block B (by one storey) and a partial decrease in mass of Block D (by one storey). The design of the scheme is dealt with in more detail below, but in general the height, scale and massing is considered acceptable.

5.3 In terms of neighbour amenity, it is acknowledged that the proposal will result in a loss of light and privacy to some neighbouring residents. This harm has been considered against the benefits the scheme provides as part of the planning balance. Officers note that the impact upon neighbouring residents in terms of amenity remains similar to that of the original scheme which the Council resolved to approve in 2020.

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- 5.4 Objections to the validity of the Daylight/Sunlight Assessment are based from an independent report requested by neighbours and produced by Urban Building Surveyor (UBS), which suggest they are worse than indicated in the applicant's report, especially in regards to 56a Orsman Road. The applicant has spoken with Point 2, who produced the Daylight/Sunlight Report. Point 2 refutes the claims, stating their assessments are based on highly accurate computer modelling using SOL software, which they assert is superior to UBS's manual methods (TNO meter) that are prone to inaccuracies. Point 2 have reiterated that their technical assessment accurately reflects VSC and NSL results. Point 2's full response can be found in their Technical Note, issued 18 June 2025. The document includes floor plans of 56a Orsman Road (Floors 1-5) and a table summarizing VSC and NSL for assessed windows and rooms.
- 5.5 As for retrofitting the existing building, this would be impractical and unviable due to the existing apartments not being compliant with modern day housing standards (for example unit sizes, no lifts, lack of private outdoor amenity space etc). Notwithstanding this, Officers acknowledge that in terms of its sustainability and whole life cycle carbon assessment the application could be improved, and concerns have been raised by both the GLA and the Council's own sustainability officer. However, it is felt that the majority of these concerns can be overcome by condition.
- 5.6 Finally, Officers have spoken with the Dolphin Living concerning the claim that residents voted against the estate redevelopment, their response was as follows:

*"We have spoken to the chair of the Tenants Association who confirmed that circa 2 years ago residents were asked if they still supported Dolphin's plans. We were never informed that this vote was taking place, nor do we know the outcome. The first we heard of this was through the objection you forwarded on.*

*We do know that circa 2 years ago our residents were, understandably, growing increasingly frustrated that things were not progressing with the re-build. In response we increased our resident liaison, ensuring that we had onsite presence at the estate a minimum of every 2 weeks to answer any queries residents may have had; this was alongside our regular formal drop-in sessions. This helped to alleviate some resident concerns.*

*Earlier this year we held 1:1 meetings with all residents to chat through the move process. The huge majority of residents remain supportive of the plans for the estate and are excited to see things moving forward. At no point during these 1:1 meetings was a second vote mentioned to us. All original residents have now been offered a move date, with over half having already settled into their temporary new homes at 333 Kingsland Road. The estate will be vacant by the beginning of October.*

*I would also add that we voluntarily conducted the official ballot in 2019, where 91% of eligible voters voted in favour of rebuilding the estate. As the estate is 100% market housing we were not required to carry out a ballot. The resident ballot requirement applies to estate regeneration projects involving the demolition of affordable homes on a social housing estate."*

- 5.7 The Hackney Society were also consulted. The main concerns raised are as follows:
- Removal of public accessibility through the site

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- Poor design standards
- Height and massing is excessive
- Facade treatment is uniform and monolithic
- Balconies are out of character with the area
- Scheme doesn't reference local architectural details
- Long internal corridors with poor light and ventilation
- Reduction in commercial frontages
- Greater enhancement of public realm hoped for
- The Circular Economy Statement is largely aspirational and non-committal
- Concerns over the UGF score
- Lack of parking for delivery services

### Officers response:

- 5.8 Whilst the existing site is publicly accessible, it is of poor quality and does not provide any thoroughfares, nor is there any public open space. Instead it is only used as informal parking by residents on the estate. The loss of this space is not considered a detriment to the public realm or neighbourhood. The new central courtyard will be of a much higher quality and offer greater security to existing residents.
- 5.9 As discussed above, the height and massing of the development remain largely unchanged from the 2020 application that was recommended for approval at committee. In terms of the facade treatment and balconies, these are considered to be of generally good quality and not harmful to the appearance of the neighbourhood. Numerous buildings nearby include projecting balconies such as at Kempton House, which is a four storey apartment block to the south on Phillipp Street along with Archer House and Rover House, which also include projecting metal balconies. There are also many projecting balconies seen at the Colville Estate regeneration project.
- 5.10 Natural light and ventilation is provided to the corridors through the glazed access doors to the decks in buildings A, B and C. Building D has a smaller floorplate and much shorter corridors, which significantly constrain ability to provide natural light and ventilation to the corridors. It is relevant to note that this approach remains the same as the original scheme, which the Council previously considered and found to be acceptable when it resolved to grant permission in July 2020.
- 5.11 Improvements to the public realm have been provided with soft landscaping and new trees. Given the scale of the site it is difficult for the development to provide substantially more improvements to the public realm.
- 5.12 As mentioned above, the concerns over the circular economy are to be dealt with via condition.
- 5.13 A reduction in commercial shop frontage is disappointing but the site still provides circa 35m of active retail frontage along Whitmore Road. This is considered acceptable.
- 5.14 The proposal has a UGF proposed score is 0.51, which exceeds the target score for this site which is 0.4.
- 5.15 Servicing parking is available on Whitmore Road and has been deemed acceptable by the Highways team

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### 6. CONSULTATION RESPONSES - STATUTORY, LOCAL AND OTHER

#### **Consultations (Internal)**

##### Noise

No objections subject to conditions to restrictions on noise from planting and ensuring all units comply with building control noise insulation requirements. These conditions have been attached.

##### Contamination

No objections subject to conditions requiring a verification report demonstrating that remediation objectives have been met.

##### Environmental Protection

No objections subject to conditions requiring a construction management plan, dust monitoring and NRMM control. These have been attached.

##### Flooding

No objections subject to conditions requiring a sustainable drainage strategy and flood resilient construction details. These have been attached.

##### Noise

No objections subject to conditions requiring a Demolition, Refurbishment, Construction & Environmental Management Plan, residential sound insulation testing and restrictions on plant/machinery noise. These have been attached.

##### Traffic & Transportation

Overall, Highways are happy to support the scheme subject to a number of conditions including a cycle parking details, a Parking Design and Management Plan, Delivery and Servicing Plan, and an Active Travel Plan. The provision of on street parking permits for up to 40 returning residents is considered acceptable. The Highways team, and the Council more generally would not allow the applicant to control the reallocation of new parking permits. More detail is required for cycle parking provision.

##### Waste

Following amended plans waste officers raise no objection to the scheme.

#### **Consultations (External)**

##### Environment Agency

No objections

##### GLA

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At the time of writing, the GLA has not issued a response in respect of viability and affordable housing provision. As for energy and sustainability, they have requested the applicant address GLA Circular Economy Guidance, and in particular details relating to the pre-demolition audits before issuing a Stage 2 response.

### GLAAS

The planning application is not in an Archaeological Priority Area. The amendments proposed under this new scheme to not materially impact the likely harm to the archaeological resource on this site. As such, the archaeological recommendations from the previous scheme remain valid (i.e. no concerns, no conditions recommended).

### Health & Safety Executive (HSE)

No objection.

### Historic England

No objections.

### London Fire Brigade

No response.

### Metropolitan Police:

No objections subject to conditions requesting a secure by design condition. This condition has been attached.

### Natural England

No response.

### Thames Water

The proposed development is located within 15 metres of a strategic sewer. As such, it is expected that the developer demonstrates what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. This has been secured by condition.

Following initial investigations, Thames Water has identified an inability of the existing water network infrastructure to accommodate the needs of this development proposal. As such Thames Water requested that a condition is attached requiring all water network upgrades required to accommodate the additional demand to serve the development have been completed prior to occupation. This has been added.

## 7. **POLICIES**

### **London Plan (2021)**

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D3 - Optimising Site Capacity Through Design Led Approach  
D4 - Delivering Good Design  
D5 - Inclusive Design  
D6 - Housing Quality and Standards  
D7 - Accessible Housing  
D8 - Public Realm  
D11 - Safety, Security and Resilience to Emergency  
D12 - Fire Safety  
D13 - Agents of Change  
D14 - Noise  
H1 - Increasing Housing Supply  
H5 - Threshold Approach to Applications  
H6 - Affordable Housing Tenure  
H10 - Housing Size Mix  
HC1 - Heritage, Conservation and Growth  
G1 - Green Infrastructure  
G5 - Urban Greening  
G6 - Biodiversity and Access to nature  
G7 - Trees and Woodland  
SI 1 - Improving Air Quality  
SI 2 - Minimising Greenhouse Gas Emissions  
SI 3 - Energy infrastructure  
SI 4 - Managing Heat Risk  
SI 5 - Water Infrastructure  
SI 7 - Reducing Waste and Supporting the Circular Economy  
SI 12 - Flood Risk Management  
SI 13 - Sustainable Drainage  
T4 - Assessing and Mitigating Transport Impacts  
T5 - Cycling  
T6 - Car Parking

### **LBH Local Plan 2033 (2020)**

LP1 - Design Quality and Local Character  
LP2 - Development and Amenity  
LP3 - Designated Heritage Assets  
LP4 - Non Designated Heritage Assets  
LP12 - Meeting Housing Needs  
LP13 - Affordable Housing  
LP14 - Dwelling Size Mix  
LP17 - Housing Design  
LP31 - Local Jobs, Skills and Training  
LP36 - Shops Outside of Designated Centres  
LP41 - Liveable Neighbourhoods  
LP42 - Walking and Cycling  
LP43 - Transport and Development  
LP44 - Public Transport and Infrastructure  
LP45 - Parking and Car Free Development  
LP46 - Protection and Enhancement of Green Spaces  
LP47 - Biodiversity and Sites of Importance of Nature Conservation  
LP48 - New Open Spaces  
LP51 - Tree Management and Landscaping

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LP52 - Water spaces, Canals and Residential Moorings  
LP53 - Water and Flooding  
LP54 - Overheating and Climate Change  
LP55 - Mitigating Climate Change  
LP57 - Waste  
LP58 - Improving the Environment - Pollution

### Other

Mayor of London Housing Design Standards (2023)  
Limit On Annual Rent Increases 2025-26 (April 2025)

### National Planning Policies

National Planning Policy Framework (NPPF) (2024),  
Planning Practice Guidance and National Design Guide (2019)

## 8. ASSESSMENT

### Introduction

- 8.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF operates under a presumption in favour of sustainable development. It states that development proposals, which accord with the development plan, should be approved without delay. The adopted Development Plan where the site is located, comprises the London Plan (2021) Hackney Local Plan 2033 known as 'LP33', and the North London Waste Plan.
- 8.2 The NPPF is also a material consideration in the determination of planning applications. The development plan has been used as the starting point for the assessment of the proposal submitted for consideration and the following policy topics are considered to be particularly relevant to this application.
- 8.3 The application has been assessed against national planning policy and guidance, development plan policies and other material planning considerations and the advice of statutory consultees. The key planning issues raised by the proposal include:-
- Principle of Development
  - Housing Provision
  - Commercial Uses
  - Heritage
  - Design
  - Quality of Accommodation
  - Neighbour Amenities
  - Highways and Transport
  - Waste and Recycling
  - Green Infrastructure & Biodiversity
  - Sustainability
  - Flood Risk
  - Crime and Fire Safety

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8.4 These matters are discussed in detail below.

### **Housing Provision**

#### New Housing

8.5 London Plan Policy H1 and Table 4.1 set an annual target of 13,280 net new houses for Hackney over a ten-year period up until 2028/29. This is supported by Local Plan Policy LP12 which stipulates that the Council will aim to deliver a minimum of 1,330 new homes per year up to 2033.

8.6 The existing development includes a total of 96 units. The proposal would provide a total of 208 new dwellings, a net increase of 112 units, contributing to local and national targets. The proposal accords with London Plan Policy H1 and Hackney Local Plan Policy LP12.

#### Affordable Housing

8.7 London Plan Policy H5 and H6 set out affordable housing provision and states that the threshold level of affordable housing on gross residential development is set at a minimum of 35%, with a minimum of 30% social rent, a minimum of 30% intermediate rent, and the remaining 40% set by the borough.

8.8 Hackney Local Plan Policy LP13 requires an affordable housing contribution for all schemes. Development will be required to provide 50% affordable housing on site at a ratio of 60:40 social housing (social rent / London affordable rent) and intermediate types (Hackney/London living rent or London shared ownership). However, the policy makes clear that other affordable housing tenure to those outlined above will be permitted where it can be demonstrated to be genuinely affordable relative to local ward level incomes. If the proposal cannot deliver this a viability assessment will be required to justify the given provision.

8.9 The applicant is proposing to deliver 99 new affordable homes. These would comprise 39 x one-bed, 48 x two-bed, and 12 x three-bed dwellings. Including living spaces (and separate kitchen/dining spaces in a number of the larger units) this would total 280 affordable rooms.

8.10 For the remaining 109 market dwellings, these consist of 55 x one-bed (including 5 studio apartments across Block A and Block D), 42 x two-bed, and 12 x three-bed units. Including living spaces for these dwellings the total would be 280 market rooms.

8.11 Accordingly, by room, the proposal offers a 50% affordable housing offer, and is compliant with Hackney Local Plan Policy LP13.

8.12 Of the 99 affordable homes, 39 will be capped at London Living Rent (LLR) rates and are therefore deemed intermediate type affordable housing. The remaining 60 affordable homes will initially be made available to original pre-2014 residents, at a “discounted” LLR rate. This is due to the existing residents having a historic and unique personalised rental arrangement. These 60 homes will be let at a capped rate of 80% of London Living Rent rates in perpetuity (i.e. a discount of 20% on LLR’s). Indeed, due to Dolphin’s Landlord Offer, the returning original residents will be paying closer to 70% of LLRs, before stabilising at 80% of LLR’s.

8.13 Technically this arrangement does not fall under any prescribed affordable housing tenure

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category, though it is clear to Officers that the bespoke arrangement with returning tenants would clearly be affordable for residents and is, in all practicality, similar to social rent affordable housing. Officers have set out below a comparison of the weekly rental costs between regular socially rented housing and the proposed 30% and 20% “discounted” LLR rates (excluding service charges):

Unit Type	Social Rent*	30% discount LLR	20% discount LLR
1 bed	£194	£181	£186
2 bed	£205	£196	£207
3 bed	£216	£182	£216

*\*As shown within the government's 'Limit On Annual Rent Increases 2025-26' (April 2025)*

8.14 Accordingly, given that 50% of the development (by room) are affordable, at a split of approximately 60/40 split between (what is similar to) socially rented units and intermediate units, Officers consider that the proposal accords with affordable housing contributions and is acceptable in regards to Hackney Local Plan Policy LP13.

8.15 Nonetheless, given that the scheme technically does not provide any housing which falls under the prescribed social rent tenure, a financial viability assessment was provided. This has been assessed both by the Council's viability officer and independently by JJV - a public sector viability consultancy. They concluded that the current site has a benchmark land value (BLV) of £25,124,602 and a residual land value of £24,007,050, meaning that the development would run a deficit of -£1,117,552 against the BLV (though these figures are different to what the applicant concludes). Accordingly, both the Council's own viability officer and JJV were satisfied that the affordable housing offer being provided represents the maximum viable amount.

### Housing Mix

8.16 London Plan Policy H10, together with the Mayor of London Housing SPG, seek to promote housing choice and a balanced mix of unit sizes in new developments.

8.17 Hackney Local Plan Policy LP14 sets out the preferred unit mix for different tenure types. For affordable housing tenure, a 33% split between one-bed, two-bed and three-bed units is generally expected. For intermediate housing, 15-20% of all units should be three-bed, with the remaining units being weighted more towards two-beds than one-bed units. Lastly, for market units, 33% of units should be three-bed, with the remaining units again weighted more towards two-bed dwellings.

8.18 It is noted, though, that the Council will consider variations to the dwelling size mix sought if this can be justified based on the tenures and type of housing proposed, site location, area's characteristics, design constraints, scheme viability; and where shared ownership is proposed, the ability of potential occupiers to afford the homes proposed.

8.19 The existing site consists of 96 units in total, these are 14 x one-bed apartments, 69 x two-beds, and 13 x three-bed units.

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- 8.20 Following the demolition of the existing estate, the new development will consist 208 new homes of the following housing split:

Tenure	1 bed	2 bed	3 bed	Total
Affordable	39 (39%)	48 (48%)	12 (12%)	99 (100%)
Private	55 (50%)	42 (39%)	12 (11%)	109 (100%)
<b>Total</b>	<b>94 (45%)</b>	<b>90 (43%)</b>	<b>24 (12%)</b>	<b>208 (100%)</b>

- 8.21 In terms of the split in housing size between the LLR units and the “discounted” LLR this is shown in the table below:

Tenure	1 bed	2 bed	3 bed	Total
London Living Rent	34	2	3	39
‘Discounted’ London Living Rent	5	46	9	60
<b>Total</b>	<b>39</b>	<b>48</b>	<b>12</b>	<b>99</b>

- 8.22 The current proposal would not comply with the preferred housing mix generally requested particularly in relation to the market housing, due to the lack of three bed houses and overprovision of one bed homes. There is also a significant amount of overprovision of one-bed units for the intermediate tenure (LLR) and underprovision of one-beds for the discounted LLR. For the market tenure homes, the proposals include an over-provision of one-beds and under provision of two beds. Though the scheme does still provide a significant number of two bed dwellings.
- 8.23 The applicant has stated that the proposed mix is driven partly by the need to rehouse the existing original residents based on their current housing need and in accordance with Dolphin's landlord offer. Therefore, the affordable housing offer needed to include a mix that consisted of at least 5 x one-beds, 46 x two-beds and 9 x three-bed homes. The need to provide this mix at a discounted rate has a knock on effect in terms of viability and site layout for the remaining units.
- 8.24 The applicant has also noted that since the scheme was originally submitted in 2019 there has been a significant rise in build costs and an increase in interest rates, which together have impacted on the financial viability of the development and ultimately threatened the delivery of the scheme. The proposed mix of tenure homes has been developed in this context, with the market tenure mix positively responding to local demand and improving the viability of the scheme in order to support the deliverability of the scheme.

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- 8.25 Given that the proposal is to to completely rebuild and regenerate a substandard privately owned housing estate, and the new development would not result in any net loss of one, two or three bed units, whilst also providing almost 50% affordable housing, and that an independent viability assessment has demonstrated that the scheme is extremely fragile in terms of viability, Officers are satisfied that the proposed housing mix is acceptable, despite not complying with local targets.

### Commercial Uses

- 8.26 The existing site contains 12 small commercial units along Whitmore Road. Combined, these units measure roughly 450sqm. The current proposal is to remove these units and replace them with a single large retail unit, measuring circa 380sqm - proposed to be a supermarket. However, the applicant has stated that there is flexibility to subdivide the retail unit if necessary.

- 8.27 The site is not located within a designated town centre or local shopping centre. As such Local Plan Policy LP36 is relevant and states that individual shops or parades outside of designated town and local centres will be safeguarded for A1 (now E(a)) retail purposes. Development involving the loss of A1 retail will be permitted if all of the following criteria are met:

i. There are alternative shopping facilities for local residents within reasonable walking distance of 400m from the retail unit, also taking into account shops within neighbouring boroughs

- The proposal is to replace the existing shops with a replacement supermarket of almost equal size. Regardless of this, the designated Hoxton local shopping centre is less than 150m walk to the south of the site, providing a wide variety of amenities. Hoxton Street Market is also situated here, less than 250m away. The proposal complies with part i.

ii. The retail character of the parade is not undermined (if it forms part of a parade)

- The proposal is to create a supermarket with a 35m long frontage. As such the ground floor of the development on Whitmore Road will retain a retail character. The proposal complies with part ii.

iii. The proposed use is an A-class or community use

- The proposal is for a supermarket, which is Class E(a) - formerly Class A - use. The proposal complies with part iii.

iv. A shop front and active frontage is retained or provided

- The proposed supermarket is to have an active frontage facing onto Whitmore Road. The proposal complies with part iv.

- 8.28 Accordingly, despite a relatively small loss of the gross amount of commercial floorspace along Whitmore Road, the site would continue to provide a healthy retail offering which includes an active retail shopfront, whilst numerous alternative shopping and amenity alternatives remain within a short walking distance of the site. The proposal is therefore

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deemed to be in accordance with Local Plan Policy LP36 and the new provision of a single large retail store considered acceptable.

- 8.29 Officers also note that the original scheme, which was recommended for approval at Committee in July 2020, contained a slightly smaller retail offer, which was also deemed acceptable.

### **Conservation and Heritage**

- 8.30 The Council is under statutory duties contained within sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to grant permission only to applications which preserve or enhance listed buildings, their settings and conservation areas.

- 8.31 The NPPF provides a range of policies relating to heritage protection at paragraphs 189 to 208. The Council has considered the proposed development in relation to these policies and particularly paragraphs 199 to 208.

- 8.32 London Plan HC1 and Hackney Local Plan Policies LP3 and LP4 require that development preserves or enhances the character of designated heritage assets.

- 8.33 The impacts of the proposed development on these heritage assets are considered as follows as required by the above identified legislation and policy.

#### Impact on Heritage Assets

- 8.34 The site is not a designated or non-designated heritage asset, nor is it in a Conservation Area. The relevant conservation consideration in this case is therefore the impact of the proposals on the setting of designated heritage assets. The relevant assets are:

- 8.35 The Grade II listed The Stag's Head Public House at 55 Orsman Road (LEN: 1427212, listed 24th August 2015).

- 8.36 Conservation Areas where the height of the proposed buildings is such that there will be a change to views within the Conservation Area.

#### Asset: The Stag's Head Public House

- 8.37 Built between 1935 and 1936. The existing New Era Estate (4 storey buildings) was built at around the same time (1934 to 1935). The housing at New Era has been socially linked with the pub for many years and this link is likely to remain. Architecturally, the existing New Era Estate is a very unremarkable example of its date and contributes little to its setting. The remainder of the setting of the listed building is understood to have been various industrial buildings along Orsman Road, many of which have now been replaced. The contribution made by setting to the significance of the building has always been slight and was low at the time of the recent listing. The motivation around the listing was principally to preserve this characterful 1930s public house and its unusually intact interior.

- 8.38 The proposals will have the most impact on the pub's setting on the corner of Orsman Road and Halcomb Street, where the proposed development replaces a four storey building with a 4 and 5 storey building.

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- 8.39 The Council has had special regard to the desirability of preserving the setting of the listed buildings in terms of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Proposals will have a minimal impact on the setting of the heritage asset.

Asset: Regent's Canal Conservation Area

- 8.40 The proposal will be visible in the wider setting of the canal conservation area. However, the primary significance of the conservation area is in relation to the waterways. Buildings bordering the conservation area have continued to evolve and be replaced over the course of its existence. It is considered that there is sufficient distance between the conservation area and the proposal and that the appreciation of the conservation area will not be impacted.

Asset: East Canonbury and Arlington Square Conservation Areas in Islington.

- 8.41 The top few storeys of the scheme are visible over rooftops from Islington's Conservation Areas when looking east along Shepperton Street. The impact of the view here is harmful and adds to recent harm caused by the Colville Estate towers which are also visible over rooftops. The scheme is most visible in long views but will recede from view as it is approached when moving east along Shepperton Street.

- 8.42 The height of parts of the scheme are such that harm is caused to these views from within and around the relevant Conservation Areas, as shown in the submitted THVI Assessment. There is an impact in these views and this impact is harmful to the setting of the Conservation Areas. In the broader urban context and given cumulative impacts, this harm is considered to be less than substantial in terms of the NPPF Para 215 test.

Asset: De Beauvoir Conservation Area

- 8.43 The development will be visible in long views from the De Beauvoir Conservation Area looking south along De Beauvoir Road. THVI images show the tallest element of the scheme as visible but sitting significantly lower than buildings in the foreground on the De Beauvoir Estate.

- 8.44 Impact to the setting of the Conservation Areas is less than substantial harm and is likely to be outweighed by the public benefits of the scheme. The Council considers that the balance required by NPPF Para 215 test and therefore the requirements of Section 66 are met.

### **Design**

- 8.45 London Plan Policy D3, D5 and D8 sets out that all development must make the best use of land by following a design-led approach that optimises the capacity of sites. New developments should enhance local context by their layout, orientation, scale, appearance and shape, provide legible entrances to buildings, clearly defined public and private environments, achieve safe and inclusive environments, provide active frontages, contribute towards the local character and be of high quality.

- 8.46 These policies are supported by Hackney Local Plan Policy LP1 which seeks to ensure development is of the highest architectural and urban design quality, responds to the local character and context, and is compatible with the existing townscape.

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### Site and Context

- 8.47 The New Era Estate is a 1930s, 4 storey estate occupying an urban block bounded by Orsman Road, Halcomb Street and Whitmore Road. It comprises 96 homes and 12 retail units. It lies between Shoreditch Park to the south and the Regents Canal to the north
- 8.48 The site is not in a conservation area, but as mentioned above has the potential to be part of the visual setting of the Regent's Canal Conservation Area to the north west. The Grade II listed Stag's Head Public House at 55 Orsman Road is adjacent to the site on Halcomb Street to the east.
- 8.49 Hoxton High Street is located to the south. To the west is the Colville Estate which is in the process of being redeveloped. A later phase of the Colville redevelopment is expected to see a development facing the New Era Estate site from the opposite side of Whitmore Street. To the east is the single storey Comet Nursery School and Children's Centre. Slightly further south is Shoreditch Park and the site of the approved Britannia Leisure Centre redevelopment. Several taller buildings exist in the nearby area. Phase 1 of the Colville estate included two residential towers of 15 and 20 storeys. To the south the Britannia Leisure centre adjacent site is being redeveloped with two towers of around 20 storeys although most buildings nearby range from 4 to 6 storeys. Across the canal to the north is the De Beauvoir Estate which includes four 15 and three 20 storey towers amongst 6 storey prevailing height blocks.
- 8.50 The site is in a PTAL 4 rated area which identifies the site as being adequately served by public transport. The shops on the site together create a small local centre for nearby residents but larger retail is found on Hoxton Street some five minutes walk to the south and at Haggerston Station.
- 8.51 The freehold of the site is owned by Dolphin Living. Dolphin Living is a housing provider and development arm of Dolphin Square Charitable Foundation (DSCF), a not-for-profit Housing Association, and Registered Provider with the Homes & Communities Agency. DSCF was founded in 2005 as a charitable trust with the objective of providing housing to those who from their income cannot afford housing on the open market. Dolphin Living's current portfolio comprises 629 homes for rent, of which 83% are affordable housing, providing homes at an average rent of 60% of market rent.

### Background

- 8.52 The scheme has been developed through two PPA series - one in 2018 to 2020 which established the broad form and concept and recently through 2024/5 where options were considered for the update of the design to take into account updated fire safety regulations requiring second stairs per core and needs for additional units to keep the scheme viable. The scheme has been through Hackney Design Review Panel twice, on the 13th May 2018 and on Nov 5th 2018. Recent changes were considered to be minimal and no further DRP was considered necessary.

### Layout

- 8.53 The proposal aims to develop a deep perimeter block partially enclosing a central amenity courtyard of approximately 18m x 48m. The layout is based on the St Andrews scheme in Bromley-by-Bow which is a successful scheme developed by the proposal's Architects.

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### *Ground Floor*

- 8.54 On the ground floor a reduced floor area and number of retail units over the existing development, face Whitmore Street while residential duplexes face other surrounding streets at ground level. Undercroft routes connect a secure route through the middle of the site. One of the southern blocks has an open route allowing a visual connection between the courtyard and surrounding streets.
- 8.55 The perimeter block layout maximises the capacity of the site while ensuring urban design good practice of well defined streets and active frontages. The urban block in question is quite small and as such the perimeter block has a compact courtyard.
- 8.56 The existing retail parade runs the full length of the Whitmore Road frontage and, in 2020, supported around 12 small independent local businesses - a hairdresser, a printer, a cafe, a community centre, two bike workshop with cafes, a cleaning supplies shop, a greengrocer and bakery, a butcher and a clothing repair and alteration shop. The application provides a single retail floorspace, albeit flexible with potential to be subdivided in future, and variety of occupants is not guaranteed, particularly as the applicant has previously expressed a preference for a single occupier. The DRP members and council officers have expressed ongoing concern that the loss of these spaces for small businesses and replacement with a single unit will reduce retail choice and harm the local economy as well as harming the character and flexibility of the street. Officers and DRP have asked for the space to be broken down into clearly separated units and expanded. From an urban design point of view, the retail element of the New Era Estate should be divided into small units for independent retailers and services for the local and wider community. However, this matter will be considered as part of the overall planning balance and it should be noted that the 2020 application had a similar layout.
- 8.57 Ground floor residential layouts have been improved since the 2020 application and now include dual aspect homes with entrances from the street.

### *Upper Floors*

- 8.58 The development has four access cores each with two sets of stairs. Cores give access to corridors. All but the tower core have access to natural light and ventilation and a condition of the development should ensure external doors are glazed. The layout includes a mix of single and dual aspect flats. Single aspect flats face east or west (onto courtyard or adjacent streets). North and south facing homes are dual aspect. One core gives access to ten flats which is above the 8 recommended as the maximum by the London Housing LPG. Homes facing the courtyard and Halcomb Street have external projecting balconies, while homes facing Orsman Road have inset balconies. This responds to the character of the different contexts. The tower has inset balconies which will mean amenity spaces will feel safe and secure at higher levels. Communal open spaces are provided on roof tops.
- 8.59 The DRP made several strong suggestions, including creating spaces for visitors to stay given the small unit sizes proposed, and other indoor communal or bookable spaces to support the community.

### Form and Massing

- 8.60 The proposed development is composed of blocks of varying height and mass. Overall, this is intended to create a sense of an urban block of multiple buildings rather than one large

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building. Two larger and deeper blocks of 5 to 9 storeys are located on the east and west sides. Shallower blocks of townhouses and deck-access dual aspect flats face north and south. These blocks range from 2 storeys in the south to 4 storeys in the north. To the southwest a 14 storey 'marker building' is proposed which relates to an area of emerging local height.

- 8.61 Lower height buildings to the south maintain street frontage while allowing light to penetrate the courtyard and longer views out for internal facing units.
- 8.62 The massing is related to the existing and proposed built context both in terms of maintaining access to light but also reflecting the surrounding changes in height.
- 8.63 The tallest frontage faces Whitmore Road. This street is the most important surrounding the block and is also the location of the majority of public realm and retail uses, which helps justify the height. This street will also be fronted by the redeveloped Colville Estate where early masterplan drawings suggest increased height
- 8.64 The tower element takes advantage of the existence of taller buildings and wide junctions to the south. The tower could be seen as indicating a significant junction while stepping down in height from the public focal point indicated by the 20 storey towers at Britannia Leisure Centre. This is also a sustainable location for high-density residential given connections, and the proximity of Shoreditch Park and Hoxton local centre. The tower massing has increased in depth on Whitmore Road during recent design changes. The change does not affect the height and the massing is likely to have minimal impact on the street.
- 8.65 The applicant has studied visibility of the tower from locations in Hackney and Islington and found it to have limited visibility from nearby streets and open spaces. One street where it is visible is Rotherfield/ Shepperton Street in Islington where the top of the tower will be visible in long views over rooftops. The Hoxton Press towers are also visible in this view.
- 8.66 The massing on Orsman Road ranges from eight to four storeys. Massing above the fifth storey is set back to limit impact. These proposed heights have been modelled to reduce impact on existing homes and to respond to the prevailing shoulder heights of the street. On Halcomb Street the development is around five storeys in most places, with some stepping back of upper storeys. Opposite is a one storey primary school. While the difference in height between the school and development is significant, the school is well set back from the street and very unusual in height locally. As such, the proposed height here, which reflects prevailing heights nearby, is seen as acceptable. To the south on Phillipp Street, proposed height is lower and deeply set back in response to daylight impact testing. The lower heights here will also allow sunlight to penetrate the proposed courtyard and reduce the sense of enclosure within it. A route is provided between the tower and townhouses, which will give relief from the enclosure of the courtyard and is a response to a suggestion made at DRP.

### Architecture and Materials

- 8.67 The proposal has a unified appearance and a simple palette of materials. Pale brick is the primary material reflecting the surrounding character. Brick is proposed to be laid in a stretcher bond, with a darker brick spandrel panel. The simple massing is broken by setback 'pavilions' at upper levels all with a contrasting red/brown brick which 'gives a variety of scale and skyline to the development'. Grey Aluminum side hung windows are

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proposed.

- 8.68 Balconies and railings are proposed to be powder coated in colours to match the adjacent brick.
- 8.69 The ground floor has a more varied treatment with entrances emphasised with in-situ case concrete. Additional interest is created at street level with horizontal bands and chequered patterns and as part of a positive, base, middle and top approach. The courtyard ground and first floor are defined by banded white and grey bricks and ground and first floor. Upper levels of the tower have a different treatment to emphasise the tower. Here, different brick bonds and the use of dark brick above and below windows emphasises verticality. The tower crown is emphasised by an open brick enclosure to the communal terrace.
- 8.70 Shop fronts and signage are proposed as part of the scheme. It is recommended that stallrisers are included and that the Hackney Shopfront design guide is reflected in the design. The specific details of these shop front designs should be conditioned.
- 8.71 There is no obvious update to the overheating strategy. South-facing windows, but also west and east facing windows, will be highly exposed to sunlight but have minimal shading built in beyond a standard facade depth. Measures to further increase resident control of solar heating via windows has been recommended by the Sustainability officer as as such it is recommended that a condition is applied which requires additional work to reduce potential overheating
- 8.72 Overall the architecture and material has been refined and improved since the 2020 application. The appearance will be high quality and attractive.

### Landscape

- 8.73 The site is in a location well-served by parks. It is a very short walk from Shoreditch park which has recently been upgraded with a running circuit, adventure playground, new planting and sport areas etc. Meanwhile, the new Britannia Leisure Centre is a five minutes walk from the site.
- 8.74 The landscape strategy was developed in 2019 through consultation with residents and the revised design retains the original concept with updates related to the fire strategy. Involvement of residents in the design is positive and should contribute to a sense of ownership.
- 8.75 Proposals are made to the surrounding streets including retention and augmentation of street trees on Whitmore Road, build-outs on Halcombe Street, proposed planting on Phillip Street and Orsman Road.
- 8.76 The inner, pedestrian and bike access courtyard is proposed to include play space - informal nature discovery/ play on the way and more formal play, hybrid open (mixed artificial and natural grass), seating, gardens and bike storage. Private terraces for ground floor homes wrap the east, south and north sides.
- 8.77 The garden at ground level is accessed (and visible from the street) via three undercroft routes and one open route, whilst two rooftop terraces provide additional communal areas including formal and informal seating and planting, as well as a pergola, raised planters and picnic benches. Ground floor materials include permeable paving for the courtyard,

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concrete paving for courtyard entrances. Overall the landscaping for the site is welcomed and seen as a positive from a design point of view.

### Tall Buildings

- 8.78 Hackney Local Plan Policy LP1 defines taller buildings as any building or structure which is taller than its neighbours (50% taller than the prevailing building height) or which significantly changes the skyline or is 30 metres or more in height. In this case, given that Block D measures over 40m in height above ground floor level, the scheme is considered to be a tall building. London Plan Policy D9 requires tall building proposals to address the following impacts:

### *Visual Impacts*

a) the views of buildings from different distances: long-range views, mid-range views from the surrounding neighbourhood, and immediate views from the surrounding streets

- The application is accompanied by a Heritage, Townscape and Visual Impact Assessment (HTVIA) which considers the effects of the development on the heritage significance of above-ground heritage assets, townscape and visual amenity. As has been discussed above, the Council is satisfied that the proposal is acceptable in terms of its design and impact on street scenes and heritage assets.

b) whether part of a group or stand-alone, tall buildings should reinforce the spatial hierarchy of the local and wider context and aid legibility and wayfinding

- The proposed building will be read together with the wider regeneration of the area including the Colville Estate regeneration (which includes buildings up to nine storeys tall) and the Britannia Leisure Centre development. The height of Block D would likely help act as a wayfinder for residents and visitors with finding the canal, leisure centre and Shoreditch Park.

c) architectural quality and materials should be of an exemplary standard to ensure that the appearance and architectural integrity of the building is maintained through its lifespan

- As has been discussed above, the quality of architecture is deemed acceptable.

d) proposals should take account of, and avoid harm to, the significance of London's heritage assets and their settings.

- The proposal is not deemed to harm the significance or setting of nearby heritage assets, as has been noted by Historic England and the Council's Design Officer.

e) buildings in the setting of a World Heritage Site must preserve, and not harm, the Outstanding Universal Value of the World Heritage Site, and the ability to appreciate it

- Not applicable

f) buildings near the River Thames, particularly in the Thames Policy Area, should protect and enhance the open quality of the river and the riverside public realm, including views, and not contribute to a canyon effect along the river

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- Not applicable

g) buildings should not cause adverse reflected glare

- The proposed development will principally be constructed of brick, which typically has a very low reflectance level.

h) buildings should be designed to minimise light pollution from internal and external lighting

- As is noted in the Planning Statement the upper floors of the building comprise residential accommodation with windows and internal lighting of a domestic scale/nature. It is considered that the residential element of the scheme would not result in unacceptable levels of light pollution.

The proposed retail spaces front onto Whitmore Road, as do the existing retail units, with the street benefiting street lighting.

### *Functional Impact*

a) the internal and external design must ensure the safety of all occupants

- The Health and Safety Executive were consulted and raised no objections to the scheme.

b) buildings should be serviced, maintained and managed in a manner that will preserve their safety and quality, and not cause disturbance or inconvenience to the surrounding public realm. Servicing, maintenance and building management arrangements should be considered at the start of the design process

- A loading/servicing bay is proposed on Whitmore Road, which would allow for convenient servicing of the retail unit and residential units. The applicant has submitted an estate management plan with their submission which is considered adequate.

c) entrances, access routes, and ground floor uses should be designed and placed to allow for peak time use and to ensure there is no unacceptable overcrowding or isolation in the surrounding areas

- There are four separate entrances into the central courtyard with each Block having its own individual entrance as well. Dual lifts have been provided for each Block and at least one stairwell. Meanwhile, the retail unit is set back from the road by a wide pavement. Officers do not anticipate overcrowding of the development.

d) it must be demonstrated that the capacity of the area and its transport network is capable of accommodating the quantum of development

- This is dealt with in more detail below in the Highways section. However, the proposal is expected to be parking permit free with the exception of 40 permits and 6 blue badge spaces. This has been assessed by the Councils Highways team and is deemed acceptable.

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e) jobs, services, facilities and economic activity that will be provided by the development and the regeneration potential this might provide should inform the design so it maximises the benefits these could bring to the area

- The proposed development includes circa 380sqm of retail space, which will generate employment within the local area. It also provides an additional 112 net new residential dwellings. Officers are of the opinion the proposal maximised this potential.

f) buildings, including their construction, should not interfere with aviation, navigation or telecommunication, and should avoid a significant detrimental effect on solar energy generation on adjoining buildings

- The site is not within an Aviation Safeguarding Area. Daylight and Sunlight Report includes an assessment of the potential impact of the development on sunlight availability to photovoltaic (PV) panels on nearby buildings. The assessment identifies six PV panels on the roof of the building at 56a Orsman Road, which is located immediately to the north of the Site. The results of the assessment show that the proposal will have a negligible impact on sunlight availability to these PV panels, with the percentage reduction in Annual Probable Sunlight Hours (APSH) to each panel ranging from 0% to 5.3%, which is below the 10% threshold as set out in the BRE guidance.

### *Environmental Impact*

a) wind, daylight, sunlight penetration and temperature conditions around the building and neighbourhood must be carefully considered

- These aspects are assessed further in the report. Overall, and on balance, the proposal is considered acceptable.

b) air movement affected by the building should support the effective dispersion of pollutants, but not adversely affect street-level conditions

- The proposal is compliant. See Air Pollution section further in the report.

c) noise created by air movements around the building, servicing machinery, or building uses, should not detract from the comfort and enjoyment of open spaces around the building

- Subject to condition, the proposal is considered acceptable in terms of noise pollution. See Noise section further in the report.

### *Cumulative Impacts*

a) the cumulative visual, functional and environmental impacts of proposed, consented and planned tall buildings in an area must be considered when assessing tall building proposals and when developing plans for an area. Mitigation measures should be identified and designed into the building as integral features from the outset to avoid retro-fitting.

- Numerous conditions have been attached to ensure that potential visual, environmental and functional impacts of the development are mitigated against.

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### *Public Access*

- 8.79 Buildings where appropriate, should provide public access, particularly more prominent tall buildings where they should normally be located at the top of the building to afford wider views across London.
- The proposal is a residential development in Hoxton. In this instance, the scheme is not considered appropriate for public access.

### *Additional Issues*

- 8.80 The above matters are reiterated within Local Plan Policy LP1 in regards tall buildings, with the additional matter that tall buildings should not constrain development potential on adjoining sites including sites within adjoining boroughs.
- The proposal is not considered to restrain new development in the surrounding area.

### Design Conclusions

- 8.81 Overall, the scheme is similar to the 2020 scheme. It creates a high-density development of homes in a highly suitable location, well-served by amenities and transport, and with limited traffic. The height and massing, while much greater than the existing, has been optimised in response to the varied adjacent context. The tallest elements of the scheme are located in low sensitivity areas and near to other tall buildings.
- 8.82 Updates to the design have been comprehensive while retaining the basic concept of the 2020 scheme. Fire safety policy updates have necessitated changes to cores, and additional units have been included for viability reasons. However the additional massing has been accommodated without an increase in maximum height and in locations with minimal impact.
- 8.83 The architectural approach has been refined with the proposal promising to make a positive residential environment and an improvement to the character of the area.
- 8.84 There will be some conservation impacts including additional visibility from nearby conservation areas although in all cases, taller buildings are already visible in these views and visibility will be limited.
- 8.85 Landscape proposals have been designed with residents and provide a mix of good spaces and amenities for residents of all ages.
- 8.86 The retail offer is a weakness of the scheme with less commercial frontage than at present, although increased from the previous approved application, and reduced number of businesses supported.

### **Quality of Accommodation**

- 8.87 Hackney Local Plan Policy LP2 states all new development must be appropriate to its location and should be designed to ensure there are no significant adverse impacts on the amenity of occupiers. Amenity considerations include the impact of development on visual

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privacy and overlooking, and outlook; sunlight, daylight, artificial light and overshadowing, noise, fumes and odour; and microclimate conditions.

### Cores

- 8.88 Standard B2 of the Housing Design Standards relates to access to units, including incorporation of access control measures, core layouts and lift provision and that each core should be accessible to generally no more than 8 units per core.
- 8.89 Block A has a maximum of eight units per core, Block B has a maximum of seven units per core. Block C has a maximum of 12 units per core, and Block D has a maximum of five units per core.
- 8.90 In regards to Block C, whilst the core does exceed the maximum number of recommended units, this is only for two floors (first and second floor), after which the core serves seven units per floor.
- 8.91 Despite Block C contravening the recommended limit of units per core, given the scale of the development, and that this is only for two storeys, the infringement - whilst not ideal - is not considered severe enough to justify withholding planning permission. As such, and on balance, the core layouts are considered acceptable.

### Internal Space Standards

- 8.92 London Plan Policy D6 and Table 3.1 require new housing to meet specific internal space sizes, including the provision of built-in storage. Policy D6 also states that a minimum ceiling height must be 2.5m for at least 75% of the gross internal area. This is supported by Hackney Local Plan Policy LP17.
- 8.93 Overall, the units would provide a good standard of accommodation in regards to internal space standards, with all of them meeting, and many exceeding the minimum requirements. All of the units would offer an acceptable amount of storage and have minimum head heights at 2.5m. The proposal complies with London Plan Policy D6 and Table 3.1.

### Outlook and Privacy

- 8.94 London Plan Policy D6 states that developments should minimise the number of single aspect dwellings, particularly if they are north facing. London Plan Policy D6 also requires new housing to provide sufficient outlook and privacy.
- 8.95 It is noted that of the 208 units, 120 of them are single aspect or 57%. This is a sizable number however none of these are north facing and are all either east or west facing. This layout is almost unavoidable on a central courtyard design as being proposed in this instance. Nonetheless, Officers are of the opinion that the proposed units would generally provide good levels of outlook. Even the internally, courtyard facing units would still provide an outlook of at least 15m.
- 8.96 In terms of privacy, many of the upper floor units would offer excellent levels of privacy. The ground floor units would suffer from some overlooking from passerbys on the street, but this is a common arrangement with modern apartment blocks, and almost all of the units are buffered from direct inlooking by landscaped areas or fenced front terraces, helping to

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mitigate the matter. Equally within the courtyard, these units are shielded from other residents by rear terraces.

- 8.97 At upper floor levels, the nearest that opposing balconies face each other within the courtyard is a minimum of 14m. This is considered an acceptable distance.
- 8.98 There would be some overlooking into the private rooftop terraces of the southern units from adjacent flats at upper floor levels, but this arrangement is not considered sufficiently harmful to justify withholding planning permission.
- 8.99 Overall the quality of outlook and privacy being proposed for the new dwellings is considered acceptable.

### Accessibility

- 8.100 London Plan Policy D7 requires that 10% of new housing must meet Building Regulations requirement M4 (3) 'wheelchair user dwellings, whilst the remaining 90% of units meet Building Regulations requirement M4 (2) 'accessible and adaptable dwellings' and.
- 8.101 Out of the 208 proposed units, 21 (10%) are wheelchair units in accordance with Part M4(3), which is compliant with Local Plan Standards. Five of these are situated at ground floor level, with the remaining 16 split across Blocks A, B and D up to the eight floor. A further 186 units (90%) have been designed as accessible and adaptable dwellings in accordance with Part M4(2).
- 8.102 There are three remaining units (all at ground floor level) which are Part M4(1) and therefore not adaptable. This is due to the stepped access up to these homes from the street.
- 8.103 Though the scheme does not fully comply with London Plan D7 requirements, it still provides a very thorough offer of accessible and adaptable accommodation, especially given the scale of the development, with only three of the 208 units not M4(2) or M4 (3) compliant. Overall, Officers consider the scheme to be acceptable in terms of accessibility.

### Daylight and Sunlight

- 8.104 London Plan Policy D4 states new development should provide sufficient daylight and sunlight to new housing and is appropriate for its context.
- 8.105 The applicant has submitted a Daylight and Sunlight and Internal Daylight Report (Point2, June 2025) which has been assessed as part of this application.

### *Daylight/Illuminance*

- 8.106 The UK National Annex recommends that median illuminances be exceeded in more than half the assessment points (a plane at table top height - 0.85 meters from the floor level) in a room for more than half of the daylight hours for a typical year. The median illuminance for rooms are as follows:
- 100 lux in bedrooms
  - 150 lux in living rooms
  - 200 lux in kitchens/living kitchen diners

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- 8.107 An illuminance target of 150 lux for open planned living/kitchen/diners was applied by the applicant to the proposed rooms. This has been widely accepted across London and is referenced at C17 on page 77 of the BRE Guidelines:

*“... the target for a living room could be used for a combined living/dining/kitchen (LKD) area if the kitchens are not treated as habitable spaces, as it may avoid small separate kitchens in a design...”*

- 8.108 Across the entire development a total 262 out of the 342 bedrooms (77%) will either meet or exceed the target lux values. It is acknowledged by the BRE Guidelines that bedrooms do not carry the same expectation for natural light when compared to rooms with more habitable functions, such as a living room, given the nature and primary use of a bedroom.
- 8.109 Meanwhile, a total of 137 of the 164 living room/kitchen/diners and 11 separate kitchen/diners meet their target value, or 78%. However, only one of the 11 adjoining separate living rooms meet the required lux targets.
- 8.110 Due to the height and layout of the proposed scheme, many of the units at lower levels or facing the inner courtyard struggle with lux levels, especially towards the rear of the rooms. However, in total 404 out of 560 all rooms (72%) across the entire development will either meet or exceed the target lux values, which represents an acceptable level of compliance for a development of this scale and located within a dense urban environment.

### *Sunlight*

- 8.111 The BS EN 17037 standard recommends that a space receive a minimum of 1.5 hours of direct sunlight in cloudless conditions between the 1st February and 21st of March. The 21st of March is highly recommended as it is the vernal equinox date. Although the BS EN 17037 applies to all rooms, if a room faces north of due east or west, it is unlikely to demonstrate enough sunlight. Within homes, at least one living space should meet the minimum criteria. The BS EN 17037 criteria apply to a minimum (1.5 hours), medium (3 hours), and high level (4 hours) of sunlight in various situations.
- 8.112 The BRE results show that 173 out of 208 homes (83%) will meet the BRE’s target of 1.5 hours received (to one habitable room) between 1st February and 21st March. None of the remaining 35 units that do not record receiving at least 1.5 hours of sunlight between 1st February and 21st March do not possess any southern facing rooms, which limits sunlight availability.
- 8.113 Overall, the proposed homes are deemed to receive an acceptable amount of sunlight.

### Noise

- 8.114 London Plan Policies D13 and D14 and in particular paragraph 3.13.7 discuss how uses proposed near to an existing noise-generating use should include necessary acoustic design measures, for example, site layout, building orientation, uses and materials. Mitigation measures should be explored at an early stage in the design process, with necessary and appropriate provisions secured through planning obligations.
- 8.115 Meanwhile, Hackney Local Plan Policy LP58 also states that noise-sensitive development should be located in areas where occupiers will not be exposed to significantly adverse

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noise levels.

- 8.116 Providing that all of the units and neighbouring properties are occupied in a neighbourly manner it is unlikely that the new dwellings would suffer from undue noise disturbances from other residents.
- 8.117 The applicant has submitted an Environmental Noise Assessment Noise report (by Mach Group, Rev. P04, 21/03/2025) which included assessments to assess the noise affecting the development as well as noise implications from the proposed mechanical planting and ventilation.
- 8.118 This has been reviewed by Environmental Health Officers who consider the findings acceptable subject to conditions requiring a post installation test shall be carried out prior to occupation to demonstrate that all residential premises achieve the required internal noise levels and details of any mechanical ventilation plant proposed / installed shall not increase the existing background noise level (10dB). These conditions have been included.
- 8.119 The report also demonstrates that the central courtyard will benefit from noise level below the lower threshold for suitable outdoor amenity. Therefore it is considered that all residents will have access to quiet outdoor amenity space.

### Private Outdoor Amenity

- 8.120 London Plan Policy D6 requires a minimum of 5sqm of private outdoor space be provided for 1-2 person dwellings with an extra 1sqm should be provided for each additional occupant. Terraces/balconies must also achieve a minimum depth and width of 1.5m. This is supported by Hackney Local Plan Policy LP48. Any balconies should feel robust and aim to be fully or partially recessed and should not extend beyond the site boundary or oversail pavements.
- 8.121 All of the units are provided with private balconies which measure at least 1.5m in depth and are a minimum of 5sqm in size, with larger balconies provided for the two and three bedroom units.
- 8.122 As has been mentioned above, the terraces for the ground floor units would suffer from some lack of privacy (though this would be partially mitigated against by planting), as would the roof top terraces at the south of the scheme. However, it is often impractical to provide private terraces at ground floor level due to their relationship with the street scene or other communal areas. Meanwhile, there are three private rooftop terraces within the entire development. Overall the scheme is deemed to provide good quality private outdoor amenity space and is considered acceptable and compliant with London Plan Policy D6 and Hackney Local Plan Policy LP48.

### Communal Open Space

- 8.123 Hackney Local Plan Policy LP48 states that all developments for 10 or more residential units must maximise on-site provision of open space and where feasible provide 14sqm per person of communal open space. Where this is not possible, the development must make physical improvements to the public realm to improve access to existing public open spaces, and make financial and/or physical contributions towards the provision of new open space, the enhancement of existing public open space or the enhancement of other green infrastructure and biodiversity in the locality.

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- 8.124 The site includes a communal central courtyard which (excluding the undercroft entrance areas) measures circa 690sqm. Meanwhile there is a communal roof terrace at fifth floor level to the north of the site for the residents of Blocks A and B which measures roughly 220sqm and a second roof terrace to the south of the site on the 13th floor for the residents of Blocks C and B which measures roughly 375sqm. The total amount of communal outdoor space is approximately 1,285sqm.
- 8.125 In total, Officers calculate there could be a maximum of 616 residents on site. Therefore, in accordance with Local Plan Policy LP48 the site should provide a total of 8,624sqm of communal open space. The site is incapable of providing such a large communal space. A payment in lieu for the outstanding 7,339sqm is therefore sought via the s106 agreement.

### Play Space / Child Friendly Design

- 8.126 London Plan Policy S4 states that development proposals for schemes that are likely to be used by children and young people should increase opportunities for play and informal recreation, incorporating good-quality, accessible play provision for all ages. At least 10sqm of playspace should be provided per child. This is supported by Local Plan Policy LP50.
- 8.127 Using the GLA Population Yield Calculate, the development could yield up to 39 children living on site (this result differs from the applicant's findings in their Design and Access Statement which yields 27 children). The scheme therefore would need to provide circa 390sqm of play space.
- 8.128 The proposal includes provision of 310sqm of playspace (253sqm within the ground floor courtyard and 57sqm on the roof terraces). Features include a swinging horse, play barrels, timber play planks, stepping stones, zig zag logs, and large areas of informal play on the lawned areas within the courtyard and at roof terrace levels. Overall, the proposed play areas are considered acceptable, and whilst they remain under the required amount, the underprovision can be off-set by a payment in lieu. This is to be secured within the s106 agreement.
- 8.129 Additionally, a Child Friendly Impact Assessment has been submitted as part of the application (located in the Design and Access Statement) which includes the completed child friendly design checklist. The findings have been reviewed by Council Policy Officers and deemed appropriate.

### Overshadowing

- 8.130 In terms of overshadowing, BRE Guidance requires at least half of the amenity space (50%) to receive at least 2 hours of direct sunlight on 21st March (spring equinox).
- 8.131 99% of the communal northern roof terrace (220sqm) would receive at least 2 hours of sunlight on 21 March, whilst 81% of the communal roof terrace to the south (375sqm) would receive sunlight. As for the central courtyard (690sqm), 40% of the space would receive at least 2 hours of direct sunlight in March.
- 8.132 Therefore, in total 869sqm of the total 1,285sqm of communal space would receive a minimum of two hours of sunlight on 21 March, which is 67% and therefore compliant with BRE Guidelines.

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- 8.133 Whilst the courtyard would be slightly under the recommended amount it should be noted that the space is enclosed along all sides by the new development, which understandably impacts the amount of light that can reach the central area.
- 8.134 It is also noted that when assessed in June (i.e. during the summer when communal space is most likely to be used) the 99-100% of the communal roof terraces would receive sunlight whilst the 86% of the central courtyard would receive sunlight. This is welcomed.
- 8.135 Overall, the amount of light to the outdoor communal spaces is considered acceptable.

### Wind Microclimates

- 8.136 London Plan Policy D8 discusses public realm and states that new development should consider microclimatic considerations, including wind.
- 8.137 The applicant has submitted a Computational Fluid Dynamic (“CFD”) simulations of the proposals as part of the original submission in 2019 which concluded that wind conditions would be suitable for pedestrian use throughout the site and upper levels. The note confirms that the scheme revisions would not be expected to create any material changes to the wind conditions reported in the previous assessment, and that wind conditions would be expected to be suitable for the intended use.
- 8.138 Officers consider these findings to be acceptable and the proposal is compliant with London Plan Policy D8.

### **Neighbour Amenity**

- 8.139 Local Plan Policy LP2 states all new development must be appropriate to its location and should be designed to ensure there are no significant adverse impacts on the amenity of occupiers. Amenity considerations include the impact of development on visual privacy and overlooking, and outlook; sunlight, daylight, artificial light and overshadowing, noise, fumes and odour; and microclimate conditions.

### Outlook, Privacy and Sense of Enclosure

#### *56A Orsman Road*

- 8.140 This six storey apartment block is located to the north of the estate, on the corner of Whitmore Road and Orsman Road. The corner of Block A would be located directly south of the residents here.
- 8.141 At nine storeys tall, Block A would cause a loss of outlook and increased sense of enclosure to the existing occupiers in comparison to the current building. The proposal would also introduce overlooking onto the terraces at fifth and six floor level where there is currently none. However, this would be offset somewhat by the proposal remaining circa 13m away from the building. Officers also note that a nine storey element at this corner of the proposal was included as part of the design with the previous committee recommendation.

#### *8.142 48-56 Orsman Road and 38-46 Orsman Road*

- 8.143 These two buildings are directly north of the site and consist of a three storey and five

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storey offices/commercial premises. No residential amenity harm is therefore expected.

### *55 Orsman Road*

- 8.144 55 Orsman Road is the Stags Head public house, located on the corner of Orsman Road and Halcomb Street. However, it is unclear at first and second floor levels whether the building remains a pub or is in use as residential property. For completeness, there are three windows on the first floor and two windows on the second floor facing the application site. The new development would be six storeys on this corner, only two storeys greater than the existing building. This small increase in height is unlikely to result in excessive loss of privacy or outlook for any residents living above the pub.

### *Cavell House, Whitmore Road*

- 8.145 This property is a four storey apartment block situated to the north-west of the proposal. It would not face directly onto the site, with only oblique views to the south. As such, Officers expect the proposal to only have very limited impact on outlook, privacy and sense of enclosure to the occupiers.

### *Norris House, Whitmore Road*

- 8.146 Situated to the west of the estate on Whitmore Street is the six storey apartment block known as Norris House. The residents within would be located opposite Block A and Block D.
- 8.147 Block A runs along the majority of the western flank of the site, facing towards Norris House. The proposed height of the development here is mostly nine storeys, or circa 30m in height. This is a significant increase in height comparable to the existing four storey building. The increase in height would result in a loss of outlook and an increased sense of enclosure, however this would be mitigated by the fact the development remains approximately 27m away. This would also lead to an increase in overlooking due to the greater number of units.
- 8.148 At its tallest, Block D (located to the south) would measure 13 storeys (or 46m) in height. This is a significant increase on the existing four storey height of the current building, although remains one storey shorter than the 2020 scheme.
- 8.149 Given that most of the additional massing is to be located along this flank of the development, it will be the residents of Norris House who will most likely suffer the greatest impact from the changes being proposed. However, the development would remain over 27m away and would not be any closer to the residents at Norris House than the existing building. Given the increase in height, Officers accept that the proposal would have an impact on outlook and sense of enclosure to the nearest residents at Norris House. Meanwhile, overlooking/loss of privacy would be worsened by the increase in the amount of units that would face directly towards residents there, even if the block is not located any closer. However, many of the units at upper levels will be too high to directly view into the windows opposite.
- 8.150 Overall, it is acknowledged that the development will have a negative impact on outlook and privacy to the residents at Norris House, however when considered in the planning balance this harm is outweighed by the benefits of the scheme, which includes the redevelopment of run down, low quality estate, to provide a large number of high quality

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new housing, which consist of nearly 100 affordable homes.

- 8.151 Officers also note that the original recommended scheme included a mostly eight storey development along Whitmore Street, rising to 14 storeys on the southern corner. The current proposal is therefore not dissimilar to the one that was recommended for approval at Committee in July 2020.

*Upwey House, Whitmore Road*

- 8.152 This is a four storey apartment block set back from Whitmore street and orientated north-south. The building is over 30m away from the development site and has no windows along the flank wall. No noticeable harm is anticipated to the residents within.

*Francis House, Whitmore Road*

- 8.153 This four storey apartment block is located to the south west of the site with a north-south orientation. The eastern flank wall facing towards the site does not contain any windows.

- 8.154 Due its distance from the proposed development (over 30m), its location and orientation, the proposed scheme is not anticipated to result in noticeable harm to outlook, privacy or sense of enclosure.

*8 Whitmore Road*

- 8.155 This is a six storey apartment building located on the corner of Whitmore Road and Phillipp Street, and would be located directly south of the 13 storey Block D.

- 8.156 The main elevation of this development faces west, onto Whitmore Street, with only what appears to be bedroom windows facing the site to the north. None the less, the 13 storey corner block directly opposite the would appear domineering and cause loss of outlook as well as an increase in overlooking due the the number of new units introduced. However, a 14 storey tower in this location was previously recommended for approval in July 2020.

*Kempton House, Phillipp Street*

- 8.157 Located to the south of the estate on Phillipp Street is Kempton House, a four storey block of apartments. Block C and Block D would face the site from the north.

- 8.158 Block C is only three storeys tall with a roof garden. Officers do not anticipate that this aspect of the development will cause significant harm to the residents of Kempton House in regards to outlook, sense of enclosure or loss of privacy. Especially as the development remains circa 13-14m away.

- 8.159 As per above, Block D is the largest element of the design, and although not directly north of Kempton House, its height - at 13 storeys, is likely to cause some harm to outlook and privacy, though this would be at an angle. As is also noted above, the 14 storey tower in this location was previously recommended for approval in July 2020.

- 8.160 *Flight House, 115 Phillipp Street*

- 8.161 Flight House is a four storey apartment block located to the south east of the site. Due to the distance and orientation of the building in relation to the proposed development it is

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unlikely that residents within the building would have their outlook or privacy harmed by the scheme.

### *4-8 Halcomb Street*

- 8.162 These are a row of three terraced townhouses to the east of the development. All three are three storeys in height.
- 8.163 The homes would sit opposite Block C which is six storey in height. Given that their front elevations remain circa 20m away, Officers do not believe that the additional two storeys (in comparison to the existing building) would result in an unreasonable loss of privacy, outlook or increased sense of enclosure. Officers note that the current height of Block C remains the same as the 2020 proposal.

### *2 Halcomb Street*

- 8.164 This is a four storey apartment block attached to the town houses at Nos. 4 - 8. As per the town houses above, the proposed development is not expected to cause unreasonable harm to outlook, sense of enclosure or privacy to the residents within.

### Daylight and Sunlight

- 8.165 London Plan Policy D4 states new development should provide sufficient daylight and sunlight to new housing and is appropriate for its context.
- 8.166 The British Research Establishment (BRE) has produced guidance on assessing the impact of proposals on the daylight and sunlight received from adjoining properties. BRE guidance needs to be applied with regard to the site context. Sunlight and daylight target criteria as found in the BRE guidance have been developed with lower density suburban situations in mind. In denser inner urban contexts, sunlight and daylight levels may struggle to meet these target criteria in both existing and proposed situations. The target criteria cannot therefore be required for dwellings in denser inner urban locations as a matter of course.
- 8.167 The applicant has submitted a Daylight and Sunlight Assessment (Point 2 Surveyors, March 2025) to review the impact of the development on neighbouring dwellings.

### *Daylight Assessment 1 - Vertical Sky Component (VSC)*

- 8.168 The VSC test calculates the potential for daylight to a building and measures the amount of light available at the centre of the outside plane of a window. The VSC test calculates the potential for daylight to a building and measures the amount of skylight available at a given point (normally the centre of the outside plane of a window) from an overcast sky. The BRE targets suggest that a noticeable effect would likely occur if the VSC with the development in place is both less than 27% and less than 0.8 (20%) times its former value.
- 8.169 In measuring prospective VSC, BRE guidance also makes reference to adjoining windows with balconies/roofs above receiving less sunlight as the balcony/roof cuts out light available from the sky. In such situations, it is advised that results should be provided for VSC levels both with and without the balconies/deck access, to ensure the development is not unfairly prejudiced.

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### *Daylight Assessment 2 - No Sky Line (NSL)*

- 8.170 The NSL measurement is used to assess daylight in buildings, particularly in residential spaces. It involves determining the area within a room where the sky is not visible from a given point on the working plane, typically set at 850mm above the floor. A room passes the test if a significant portion (usually at least 50%) of the working plane has a clear view of the sky (i.e., lies outside the NSL). However, BRE standards also state that a noticeable reduction in the area of a room receiving direct sunlight (e.g. less than 0.8/20% its former value) can impact occupants' perception of light.

### *Sunlight (APSH)*

- 8.171 The BRE guidance recognises that sunlight is less important than daylight in the amenity of a room and is heavily influenced by orientation particularly for south facing windows. North facing windows may receive sunlight on only a handful of occasions in a year and windows facing eastwards or westwards will only receive sunlight for some of the day.
- 8.172 In order for rooms to achieve good sunlight the BRE target criteria is that rooms should receive 25% of Annual Probable Sunlight Hours (APSH) in total, including 5% in winter. Where rooms receive less than the recommended APSH then the BRE guidance states a reduction of more than 20% would be noticeable.

### Assessment of Neighbours

#### *56a Orsman Road*

- 8.173 This six storey apartment block is located directly north of the site on the corner of Orsman and Whitmore Road.
- 8.174 In regards to VSC, 15 of the 29 windows assessed would have a score less than 27% and a loss of more than 20% of its former value. However, with the exception of a couple of windows which already possess extremely low VSC scores (circa 6-7%) the affected windows would generally retain a VSC score in the high teens or low 20%, which although below the recommended guidance, is still considered an acceptable score by Officers for windows within an inner city location.
- 8.175 In terms of NSL scores, most of the rooms would still receive appropriate levels of light diffusion. Of the 16 rooms assessed only five would have a noticeable loss (more than 20% drop in light across the room), and all would retain light across 50% of the room, which is within guidelines.
- 8.176 In terms of annual probable sunlight hours (APSH) many of the rooms would suffer a noticeable loss of sunlight, especially during the winter.

#### *55 Orsman Road*

- 8.177 This building relates to the public house on the corner of Orsman Road and Halcomb Street. In regards to VSC, 3 of the 6 windows assessed would have a score less than 27% and a loss of more than 20% of their former value. These three windows would retain a VSC score between 16-23% which is considered acceptable for an inner city location. All of the rooms assessed would comply with NSL guidance. In terms of loss of daylight, there would be a noticeable amount of loss to one of the rooms.

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### *Cavell House, Whitmore Road*

- 8.178 Located to the north west of the site, the three storey apartment building would suffer some noticeable loss of daylight, though the existing VSC scores for many of the eastern facing windows are already low. The habitable rooms within the building would not be impacted in regards to NSL.
- 8.179 In terms of loss of sunlight, the four rooms assessed at Cavell House would all experience noticeable losses across the year, and particularly in winter. Although the amount of sunlight experienced during winter months is already very low.

### *Norris House, Whitmore Road*

- 8.180 Located directly to the west of the development, and opposite the tallest elements of the proposed scheme, the residents of the six storey Norris House apartment block would also experience noticeable loss of VSC to their eastern facing windows. However, the windows facing the development serve only bedrooms or kitchens, rather than living rooms. Also, whilst some of the proposed VSC scores are very low, these are to windows serving kitchens which are already significantly overshadowed and enclosed by protruding walkways and therefore have an existing VSC which are well below BRE guidelines. Windows at Norris House which are not already overshadowed by walkways would retain a VSC score between 15-25% which is acceptable given the inner city location.
- 8.181 In regards to NSL measurements, all of the rooms at Norris House which face the development will suffer a noticeable loss of daylight. Especially the kitchens, which at lower levels would lose up circa 80% of light. Officers acknowledge that this is a significant impact, and the harm to these windows must be considered in the planning balance against the benefits of the proposal.
- 8.182 In terms of annual sunlight, again many of the rooms would experience a significant loss of including four kitchens which would not receive any daylight for the year.

### *Francis House, Whitmore Road*

- 8.183 Due to the distance and orientation of Francis House from the proposed development, all of the north-facing windows would continue to comply with VSC and NSL guidelines.

### *8 Whitmore Road*

- 8.184 This apartment block is located to the south of the development, 9 of the 11 northern facing windows would suffer a VSC loss of about 40%. However, these windows would retain a VSC score of circa 20% which is acceptable given the location.
- 8.185 In terms of NSL, all of the rooms would comply. One kitchen would experience a noticeable loss of light but would still receive 50% light to the room.

### *Kempton House, 135 Phillipp Street*

- 8.186 Located directly south of the development, the northern facing window of this building is the most affected by the development. All of these windows are impacted by the development, with them experiencing between 20-30% loss of VSC. However, the vast majority of the

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windows still maintain a VSC score around 15-25%. Given the inner city location, this is considered acceptable.

8.187 Of the 44 rooms assessed, 13 would experience a noticeable loss of daylight, however only two rooms would receive less than 50% of light and both of these rooms (R3/10 and R7/10 - both living rooms) already experienced relatively low levels of light to begin with.

8.188 In terms of APSH, all of the rooms affected are north facing and so have not been assessed.

### *Flight House, 115 Philipp Street*

8.189 Flight House is located to the south east of the site. Of the 20 windows assessed, 4 windows would have a VSC score that is both less than 27% and have a reduction of more than 20%. However, all four of these windows (which all serve living rooms) already have an existing VSC score lower than 27% (between 20-12%) ; these are reduced further to between 10-16%.

8.190 All of the rooms would comply with NSL guidelines in regards to daylight and APSH in terms of annual sunlight.

### *4-8 Halcomb Street*

8.191 At these three houses, all of the windows assessed would have a VSC score less than 27% however the windows would retain a score of between 19-24%. This is considered acceptable given the inner city location.

8.192 In terms of NSL, all of the habitable rooms assessed at these houses would experience a noticeable loss of light. However, all but one room (at 4 Halcomb Street) would still maintain roughly daylight diffusion across at least 50% of each room, which is within the guidelines.

### *2 Halcomb Street*

8.193 All of the 11 windows assessed in this block would have a VSC score that is less than 27% and have a reduction of more than 20%. Six of these windows already have a low existing score (16-17%) which would be reduced to circa 10-12%, which is a loss of about 30%. The remaining five windows would retain a VSC score between 22-24% which is considered acceptable given the inner city location.

8.194 Whilst most of the rooms would experience a noticeable reduction in NSL daylight, over 50% of all of the rooms would still receive light, which is within BRE guidelines.

### *Neighbour Amenity Conclusions*

8.195 Officers accept that the proposed development, due to its height and scale, will have an impact on neighbouring properties, most noticeably the apartments at 56a Orsman Road to the north, Kempton House on Phillip Street to the south, and especially Norris House on Whitmore Road to the west.

8.196 The proposed building is at least double the height of the existing one along Whitmore Road, and given the high density urban nature of the location, this increase in height will undoubtedly have an impact on existing residents in terms of their outlook, privacy and

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light. However, it must be remembered that the current proposal remains generally the same in terms of its height, massing and layout in comparison to the one that was recommended for approval by members in 2020, and in some instances, shorter in height. Officers take the opinion that it would be unreasonable to withhold planning permission given this history.

- 8.197 Furthermore, the applicant's Daylight and Sunlight Assessment includes comparison between the scheme recommended for approval in 2020 and the current design, which shows that - in general - there is very little difference in the impact the new proposal has on existing windows/rooms in comparison to the previous one.
- 8.198 Lastly, the harm caused by the development to neighbouring properties must be weighed against the planning benefits the proposal offers. In this instance the scheme is to redevelop a low quality housing estate, which currently provides what would now be considered unacceptable standards of residential accommodation, and create 208 new residential units (including 99 affordable homes), within a much more attractive building, providing good standards of accommodation, along with improvements to the public realm.
- 8.199 Given these considerations - and without underplaying harm the development will have upon the amenities of some of the existing neighbouring properties - Officers consider the impact of the proposal upon existing residents to be acceptable, on balance.

### Overshadowing

- 8.200 BRE guidelines recommend that at least half of the garden or open space can receive at least two hours of sunlight on 21 March.
- 8.201 All of the surrounding gardens would continue to receive at least two hours of sunlight over more than 50% of the garden floor area on 21 March. The proposal is acceptable in this aspect.

### **Agents of Change**

- 8.202 The agents of change principle under London Plan Policy D13 places the responsibility for mitigating impacts from existing noise and other nuisance-generating activities or uses on the proposed new noise-sensitive development. This is assessed below:

#### *The Stag's Head, 55 Orsman Road*

- 8.203 This three storey building is situated on the corner of Orsmand Road and Halcomb Street and is in use as a public house. The corner of Block B would sit directly opposite the pub to the west, on the opposing side of Halcomb Street. Block B measures six storeys in height at this corner, only two storeys greater than the existing block of flats. The small additional number of units in this location is unlikely to impact the operations of the pub, especially as the new development will provide better sound insulation for residents than the existing building.

#### *Comet Nursery School, Halcomb Road*

- 8.204 Located directly to the east of the site, on the opposite side of Halcomb Road is a single storey nursery. At six storeys, the new development would only be two storeys greater in height than the existing apartment block. This moderate increase in the volume of units is

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unlikely to impact the operations of the school. In terms of overlooking, the scheme would introduce balconies to this location, however these would remain on the opposite side of the road - a good 10m away. In terms of noise from the school, this is unlikely to impact future residents due to proposed noise insulation measures. The nursery was consulted as part of the neighbour consultation process, with no response received.

### Highways & Transport

- 8.205 London Plan Policy T4 encourages sustainable and interconnected forms of transport. Development that is harmful to highways capacity and congestion should be mitigated, and new development should not increase road danger. Local Plan Policies LP42 to LP45 set out the requirements in relation to transport for new developments in Hackney.
- 8.206 The New Era Estate is located to the west of the A10 Kingsland Road. The A10 Kingsland Road connects to A1202 Commercial Street and A1202 Great Eastern Street at its southern end and A10 Stoke Newington Road to its north.
- 8.207 The site is well connected with good access to public transport, walking and cycling facilities. The site has an average accessibility level with a Public Transport Accessibility Level (PTAL) rating of 3 (on a scale of 1-6b, where 6b is the most accessible).
- 8.208 Haggerston and Hoxton London overground stations within a ten minute walk of the site. Cycle Superhighway 1 (also known as CS1) passes immediately outside the site, on Whitmore Road. A cycle quietway is also in close proximity. There are a number of Santander cycle docking stations nearby. A car club parking bay is located a short distance from the application site.

### Car Parking

- 8.209 London Plan T6 and Table 10.3 set out parking standards for new development. Where car parking is included with a proposal the London Plan requires plans to show that initially 3% disabled parking is provided and demonstrate a further 7% could be provided in the future if required. All residential car parking spaces must provide infrastructure for electric or ultra-low emission vehicles, with at least 20% of spaces having active charging facilities and passive provision for all remaining spaces.
- 8.210 Hackney Local Plan Policy LP45 states that in order to reduce car usage and promote active travel, all new developments in the Borough must be car-free, with the exception of parking for disabled users.
- 8.211 The application site is located within the Hoxton CPZ. The existing site includes informal parking via a permit which is controlled by the estate management team. As part of the redevelopment, all of the existing on site parking is to be removed and existing original residents with an estate or on street parking permit are proposed to be granted an on street parking permit when they move back to the newly built estate. The applicant has stated that up to 40 on street parking permits will be required for original residents. To limit on street parking requirements, all future residents (apart from the existing permit holders and blue badge holders) will not be permitted to obtain a parking permit.
- 8.212 The application includes a parking stress survey which demonstrates that there is additional capacity on the local public highway network. The overnight surveys, undertaken in November 2024 showed a total of 124 and 132 parked cars out of a total of 178 existing

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spaces on the two respective days that the survey was conducted, or a maximum of 74% capacity. It would also indicate that there is capacity for an additional 46 parking spaces available even at its busiest times.

- 8.213 In line with the Local Plan policies above, the Highways team acknowledges that a level of re-provision for vehicle parking may be deemed acceptable. This was the case when the application was initially made - although these proposals represent an increased number of required parking permits. The applicant has provided justification of how there is adequate parking capacity available on the local public highway. During consultation, LBH Parking Services raised concerns that the development will definitely increase parking stress in the local area due to the proposed scale of the on-street vehicle and permit parking proposals, but owing to the nature of the application, they have agreed to monitor the situation once the development has been occupied.
- 8.214 It is imperative that the travel plan is implemented to enable and monitor active and sustainable travel to and from the site. This has been secured by the s106 agreement (see below).
- 8.215 The applicant has stated that the intention is to reduce parking permits down to just ten residents over time, at which point the estate management would provide new parking permits to residents most in need (work, disabilities etc). Whilst the Council welcomes the attempts by the applicant to further reduce on street parking congestion and encourage alternative forms of transport, it rejects the idea of ceding power to the applicant to control parking permits. The Council has a stringent car-free policy for developments. LBH Parking services manage vehicle parking on the public highway and have a number of interlinked policies that determine eligibility for on-street parking permits and this matter is strictly controlled by the Council only. Accordingly, the Council has attached a condition to restrict parking permits for all residents bar 40 (and blue badge holders).
- 8.216 The application has also identified an additional 6 parking spaces that could be provided on the public highway. These have been identified on the adjoining road and are within 50m away from the site.
- 8.217 With the exception of the 40 parking permits for returning existing residents and blue badge holders, a CPZ exclusion to restrict parking permits being issued is recommended for all other residents. This should be done in via condition or secured in the legal agreement. Additionally, a condition is to be included requiring a Parking Design and Management Plan (PDMP). The PDMP must show that the site will be car free with the exception of the six Blue Badge parking spaces. It should show how the parking will be designed and managed, with reference to Transport for London guidance on parking management and parking design.

### Car Club Membership

- 8.218 Local Plan Policy LP44 states on-Street car club development will be supported when delivered in conjunction with an overall reduction in car parking or other effective demand management measures.
- 8.219 To encourage occupants to travel by sustainable modes, a contribution towards the introduction of an Electric Vehicle Car Club (EVCC) shall be sought. The estimated cost of this is £10,000.

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- 8.220 Car club membership and driving credit should be offered to all residents of the development. This would discourage the use of private vehicles on occasions when the use of a vehicle cannot be avoided. All future residents should be provided with the equivalent of £60 free members and or driving credit to a registered car club provider.
- 8.221 The applicant has stated that they will conduct further conversations with car club operators to determine their requirements.
- 8.222 Highways do not support the applicant's proposal to hold further discussions with car club operators to determine their requirements. A contribution of £10,000 to install an electric vehicle charger for a car club is well-backed in the Local Plan and is required to ensure support for the application.
- 8.223 This contribution, along with a credit of a minimum of £60 per new residential unit for car club membership, must be secured via a s106 legal agreement.

### Delivery and Servicing

- 8.224 The application states that there is currently no space allocated for servicing the various commercial units on Whitmore Road. Deliveries are currently restricted to Loading and Unloading on double yellow lines.
- 8.225 The application proposes that two existing spaces on Whitmore Road are converted into a timed loading bay, which would be used to service the consolidated units. It is proposed that this loading bay is introduced on the eastern side of Whitmore Road outside the site.
- 8.226 Further discussions will be required about the loading bay proposals with the Council's Parking Services team and S278 engineers.
- 8.227 A final Delivery and Servicing Plan should be submitted in line with guidance from TfL (TfL Delivery and Servicing Plan Guidance) and should provide further details on trip generation, swept path analysis, vehicle types, dwell times, potential consolidation and maximising sustainable transport deliveries. This has been secured by condition.

### Travel Plan

- 8.228 A Framework Travel Plan Statement has been submitted as part of this application. A full Travel Plan will be required to establish a long-term management strategy that encourages sustainable and active travel. The Travel Plan is required to include SMART targets that are: specific, measurable, achievable, realistic and time bound.
- 8.229 The Travel Plan should be reviewed and monitored annually for at least 5 years in consultation with Council Officers and an appointed Travel Plan Coordinator (TPC). Reviews should evaluate the plan and ensure that the targets are appropriate to encourage sustainable transport uptake.
- 8.230 The full Travel Plan will be required to be produced and implemented on occupation of the development. This will be secured through the s106 legal agreement inclusive of financial contribution towards the monitoring of the Travel Plan of £5,000

### Trip Generation

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- 8.231 The application includes an updated trip generation assessment. This utilises data from the Trip Rate Information Computer System (TRICS). TRICS provides comparable transport data from similar land uses to estimate a total number of trips.
- 8.232 The assessment indicates that there will be a significant increase in trips to and from the site. In total, this is estimated to be a net increase of 783 two-way trips for the residential element of the scheme.
- 8.233 To calculate the multi-modal trip generation for the proposed development, a review of the local commuting mode share has been undertaken. This indicates that the majority of trips to and from the site will be made via active and sustainable modes of transport. Based on the 2011 Census to Work dataset, 88% of residents travelled to work using these transport modes.
- 8.234 Although this number of trips represent a significant increase in comparison to the current use of the site, the car light nature of the development should help to ensure that motor vehicle trips are reduced.
- 8.235 Mitigation measures will be required to further encourage active and sustainable travel uptake and ensure that any trips that are made using motor vehicles are done so utilising the cleanest possible engine technologies.

### Active Travel Assessment (ATZ)

- 8.236 The application includes an ATZ assessment which considered improvements and recommendations for key routes to and from the site. The application states that overall there are some minor areas where improvements could be made to improve the quality of the routes for pedestrians and cyclists in accordance with the healthy streets indicators.
- 8.237 These proposals will primarily be investigated by LBH as part of the public realm / essential highways works (see below) with further detailed comments provided in due course.
- 8.238 The application does not include a Nighttime ATZ assessment. In line with TfL's guidance, this should be revised in the Transport Statement to identify safety and security improvements for women and vulnerable road users in particular.
- 8.239 The applicant has responded to a request for a condition to be included in the application, stipulating that the nighttime ATZ assessment be completed prior to the commencement of works. This request stems from concerns regarding the feasibility of conducting the assessment during the summer months. The proposed condition would permit the assessment to be undertaken during the winter months, when earlier darkness, approximately 5pm, facilitates such evaluations.
- 8.240 The Highways team acknowledges that this guidance represents a recent update by Transport for London (TfL) and that the application has a protracted history.
- 8.241 Accordingly, Highways are satisfied for this to be a conditioned requirement but emphasise that any requisite improvements will necessitate funding by the applicant, either directly or through the S278 agreement. This has been secured.

### Travel Plan

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- 8.242 A Framework Travel Plan Statement has been submitted as part of this application. A full Travel Plan will be required to establish a long-term management strategy that encourages sustainable and active travel. The Travel Plan is required to include SMART targets that are: specific, measurable, achievable, realistic and time bound.
- 8.243 The Travel Plan should be reviewed and monitored annually for at least 5 years in consultation with Council Officers and an appointed Travel Plan Coordinator (TPC). Reviews should evaluate the plan and ensure that the targets are appropriate to encourage sustainable transport uptake. New interim targets should be set and correspond to our Transport Strategy and LP33.
- 8.244 The full Travel Plan will be required to be produced and implemented on occupation of the development. This will be secured through the s106 legal agreement inclusive of financial contribution towards the monitoring of the Travel Plan of £5,000

### Construction Management Plan (CMP)

- 8.245 Given the nature and location of the proposed development a Construction Management Plan (CMP) is required to mitigate the negative impact on the surrounding highway network.
- 8.246 This should be in line with TfL CLP guidance:  
<http://content.tfl.gov.uk/construction-logistics-plan-guidance.pdf>
- 8.247 To effectively monitor the final CMP the base fee of £8,750 is recommended to be secured via the s106 legal agreement.

### Highways / Public Realm Works

- 8.248 In accordance with Local Plan policies, new developments and their associated transport systems should contribute towards transforming Hackney's places and streets into one of the most attractive and liveable neighbourhoods in London.
- 8.249 A contribution is sought to improve areas of the public realm and in line with the Local Plan policies outlined above. The Local Plan provides further details of these types of urban realm improvements within the site vicinity, including improvements to the public realm to reduce vehicle dominance and support sustainable transport and changes to the pedestrian environment including the provision of high quality safe road crossings, seating, signage and increased tree and vegetation coverage.
- 8.250 The target kerb height to the frontage of the property will be 120-140mm above the carriageway edge with the footway having a cross fall of 1:40. It is the developer's responsibility to incorporate this into their design as this is essential in ensuring the thresholds to the premises are level and EA 2010 compliant and that surface water falling on the public footway can drain onto the carriageway.

### Cycle Parking

- 8.251 London Plan Policy T5 and Table 10.2 set cycle provision standards. Hackney Local Plan Policies LP41, LP42 and LP43 highlight the importance of new developments making sufficient provisions to facilitate and encourage movements by sustainable transport means. In particular, Local Plan LP42 requires that cycle parking shall be secure,

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accessible, convenient, and weatherproof and will include an adequate level of parking suitable for accessible bicycles, tricycles and cargo bikes.

- 8.252 Existing cycle infrastructure is noted outside the site, including two banks of 4 'Sheffield' stands immediately fronting the site on Whitmore Road and a Santander cycles docking station with capacity for 27 bikes at the corner of Whitmore Road with Hoxton Street, within 50m of the site. All of which would help contribute to both resident and guest cycle provision.
- 8.253 Appendix 2 of the Hackney Local Plan requires two cycle spaces for every dwelling larger than 45sqm. Given that 203 of the 208 units are larger than 45sqm the development should be providing 406 cycle spaces for residents.
- 8.254 Officers calculate 426 residential cycle spaces. 120 in the ground floor storage area (118 two-tiered and 2 via Sheffield stand), 186 in the basement storage area (178 two-tiered and 8 via Sheffield stand), and a further 120 spread across the courtyard (46 two-tiered and 74 via Sheffield stand). This is considered acceptable in number however, the Council's Highways team does not approve of the prominent number of two-tiered cycle parking spaces. Despite this, given the site history the Highways team are willing to be flexible and keen to collaborate with the applicant to enhance this provision and ensure maximum accessibility, we are content to make the cycle parking a condition. This has been secured.
- 8.255 The Cycle Parking design should include consideration of the personal security of those accessing the compound, including lighting, CCTV and visibility in the compound. Additional security measures and deterrents should be considered including controlled access and CCTV provision.
- 8.256 In terms of visitors, Appendix 2 requires one cycle space for every 10 bed spaces and an additional one space for every 25 units. Officers calculate there to be a total of 611 bedspaces being provided, thus requiring at least 61 short stay cycle space. An additional 8 spaces are then needed given there are a total of 208 units.
- 8.257 A total of circa 69 short stay cycle spaces should thus be provided. 25 Sheffield stand spaces are to be provided on Whitmore Road, allowing parking for 50 bicycles. Though from the plans shown within the four of the existing Sheffield stands are missing/duplicated as proposed. An additional 2 more Sheffield stands (4 spaces) are to be provided on Halcomb Street. Overall, 54 short stay cycle spaces are proposed to be provided. Though this is less than the required amount, Officers accept that it is still a high number and acceptable on balance.
- 8.258 In regards to the retail unit, the London Plan also requires one space per 175sqm (GEA) for long-stay, and for the first 750sqm one space per 20sqm for visitors (short-stay). The proposed retail unit measures 384sqm and as such required two long stay spaces for employees and 19 short stay spaces for visitors.
- 8.259 No allocated cycle spaces have been provided for the retail unit and provision would likely be shared with the short term cycle spaces on Whitmore Road. Nonetheless, with 50 spaces being provided here Officers deem this acceptable on balance for both short stay visitors and the retail unit.

### Waste & Recycling

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- 8.260 London Plan Table 3.2 states recycling and waste disposal, storage and any on site management facilities should be convenient in their operation and location, appropriately integrated, and designed to work effectively for residents, management and collection services.
- 8.261 Local Plan Policy LP57 states that developments should provide clear details in plans for the facilities needed for the storage and collection of waste and recycling. The Council's Refuse and Recycling Storage Guidance (2020) provides guidance on the amount of refuse and recycling storage that should be provided per unit and the design of the bin stores.
- 8.262 For one bedroom units, guidance requires 50l of space for refuse and 100l for recycling, whilst for two bedroom units the requirements are 75l of waste and 125l of recycling.
- 8.263 Each Block contains a waste storage area which is located adjacent to the main entrances. Block A has capacity to host 11 x 1100l bins, Block B 7 x 1100l bin, Block C i x 1100l bins, and Block D also 11 x 1100l bins. There is also room for bulk waste items. This provision has been assessed by Waste Officers and is considered appropriate. All waste and recycling points have direct access to the street to allow for convenient collection from waste management services.
- 8.264 Due to the distances from some units to the waste storage areas, Waste Officers have requested that provision is available for less abled residents to request to have their collection carried for them to the refuse areas (via on site management/concierge). This has been agreed by the applicant and can be conditioned/s106.
- 8.265 Accordingly, subject to condition, the proposal is deemed to comply with London Plan Table 3.2 and Local Plan Policy LP57.

### **Green Infrastructure & Biodiversity**

- 8.266 London Plan Policy G1 demands that London's network of green and open spaces, and green features in the built environment, should be protected and enhanced, and that proposals should incorporate appropriate elements of green infrastructure that are integrated into London's wider green infrastructure network. This position is supported by Local Plan Policy LP46 and LP47 which requires all major development to include a biodiversity survey of the site.
- 8.267 Hackney's Local Plan Policy LP51 also states that all development proposals must retain trees of amenity value, and must incorporate high quality landscaping.

### **Regents Canal SINC**

- 8.268 Given the development's close proximity to the Regent's Canal (0.1km), Site of Importance for Nature Conservation (SINC), the design should be highly sensitive to this important natural and recreational asset.
- 8.269 Hackney's Local Plan Policy LP47 states that new development on or adjacent to SINC's or alongside watercourses, must not have a detrimental impact on the biodiversity or nature conservation value of the site. Development will only be permitted where appropriate mitigation or compensatory measures are put in place. In addition to this, Local Plan Policy LP52 states that new development adjacent to water spaces and riparian areas must protect and where appropriate enhance the natural habitats and setting of the water space.

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8.270 The submitted Ecological Impact Assessment (Tyler Grange, March 2025) states that it is unlikely that there will be any impacts to the canal SINC due to construction as long as best practice pollution prevention measures are followed using CIRIA guidance.

8.271 The report also states that it is unlikely that other statutory sites will be impacted.

8.272 English Nature were consulted as part of the planning process but did not respond.

### Biodiversity Survey

8.273 As per Hackney's Local Plan Policy LP47, all major development proposals are required to include a biodiversity survey of the site.

8.274 The application includes an ecological impact assessment (Tyler Grange, March 2025).

8.275 The site contains very limited flora, with the exception of two small sections of shrub along the site's western boundary. These habitats offer very little biodiversity value and are considered to be of negligible ecological importance.

8.276 The assessment recorded up to three bat species within 1km of the site. Although the site lies within an urban context, with light pollution within and adjacent to the site, there are several habitats for commuting and foraging bats in the wider landscape, namely London's Canals, 60m to the north, and Shoreditch Park, 200m southwest of the site. However, the site itself offers little in the way of foraging and commuting habitat for bats due to an absence of vegetation on site and is therefore considered to be of negligible ecological importance to commuting and foraging bats.

8.277 The assessment also recorded a number of protected and notable bird species within 2km of the site, including grey wagtails, house sparrows, and starlings. Habitats on site, such as the building have low potential to support common and widespread nesting birds. The only bird species seen flying over the site during the assessment were ring-necked parakeets.

### Bird and Bat Nesting

8.278 Hackney Local Plan Policy LP47 requires all development schemes involving buildings with an eaves height or roof commencement height of 5m and above to provide nesting boxes for swifts, sparrows, starlings and/or bats as appropriate to help preserve endangered urban biodiversity in Hackney.

8.279 A UK Habitat Classification (UK Habs) survey and Preliminary Bat Roost Assessment was undertaken as part of the Ecological Impact Assessment in November 2024. It found that the site contains habitats that could support roosting bats and widespread nesting and foraging birds.

8.280 The Outline Construction Environmental Management Plan (CEMP) (Waterman, March, 2025) outlines the potential impacts to the environment from the development, including ecological disturbance. Under paragraph 10.3 of the CEMP, there were a number of actions outlined to minimise the ecological impacts of the works which should be followed. These included an additional survey in May 2025 to establish the likely presence of a bat roost and a pre-works check by an ecologist during nesting season (March - August). Evidence of these checks are to be secured through planning conditions, so that the final check

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results for bats and birds can be reviewed by the Council. This has been included in the decision

- 8.281 It is also recommended that the applicant incorporates both two bird boxes and swift bricks as well as two bat boxes. The bird and bat boxes should be appropriately located and designed, away from artificial sources of lighting and in the vicinity of habitat. These can be secured by condition.
- 8.282 Subject to condition the proposal complies with Hackney Local Plan Policy LP47.

### Trees / Planting

- 8.283 London Plan Policy G7 states that proposals should ensure that, wherever possible, existing trees of value are retained. If planning permission is granted that necessitates the removal of trees there should be adequate replacement based on the existing value of the benefits of the trees removed, determined by CAVAT or another appropriate valuation system. This is supported by Local Plan Policy LP51.
- 8.284 As mentioned above, the site of the proposal is within close proximity of two SINCs - London Canals SINC and Shoreditch Park SINC. It is therefore important to provide green corridors - of which trees are an important component, to connect these areas for wildlife and people to enjoy the benefits. This proposal retains the existing street trees adjacent to the site and proposes to plant an additional 53 trees within the boundary of the site and two new trees to be in buildouts on the pavement on Halcombe Road.
- 8.285 Many of the existing street trees are newly planted and are therefore potentially vulnerable to damage during construction. It is important to protect these trees and the mature street trees as outlined in the Tree Protection Plan (TPP) in the Arboricultural Method Statement (AMS) included with the application.
- 8.286 In regards to new landscaping, as outlined in the Design and Access Statement there is significant potential to create a greener streetscape along Halcomb Street through the new development. The proposals include incorporating a wider area of planting in front of the building frontage and introducing two new Sweetgum trees within the street. Halcomb Street is characterised by a hard, uninviting appearance, and additional greening, particularly new tree planting, would be a welcome improvement in line with identified opportunities for this street.
- 8.287 On Whitmore Road, there are eight existing street trees, which form a positive linear feature along the pavement, which should be retained, this is to be secured through condition. Protective measures have been outlined in the arboricultural method statement. While the trees on Whitmore Road are outside the application boundary as noted, their protection is crucial to the overall scheme and would be highly welcomed. As outlined in The proposals are currently in line with this policy.
- 8.288 The inner courtyard space, currently lacking in nature, is proposed to be a new, central green hub. A total of 21 trees are proposed for the courtyard, including silver birch, serviceberry, and maple species. Five small trees are also planned for the periphery of the development. The understory planting will consist of shade-loving plants such as ferns, geraniums, cyclamen, and hellebores. This central courtyard is expected to significantly enhance connectivity with nature and is a welcome addition to the current hard urban landscape.

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- 8.289 Meanwhile, two roof terraces are proposed as shared amenity spaces for residents. These terraces will incorporate raised planters, designed for potential food growing. For the communal terraces, 23 trees are proposed, while private terraces will feature four trees. The species mix includes smaller species more suited to roof top conditions. All tree planting plans should be secured through planning conditions.
- 8.290 Overall, the species selection provided in the landscape masterplan is considered acceptable. Selection has been made using principles of shade/sun/wind tolerance, species size profile and biodiversity benefits with the inclusion of native tree species, as well as ornamental visual amenity attributes.
- 8.291 For all of the proposed new trees, planting details including soil depths, species, age of planting will be required to be provided through planning conditions. Similarly, it would be good to see the planting mixes for all four ornamental planting mixes on the roof terraces.
- 8.292 Subject to conditions requiring a Tree Protection Plan and Arboricultural Method Statement, an Arboricultural Monitoring report, and a detailed Soft Landscaping and Planting Strategy, the proposal is deemed to be in accordance with London Plan Policy G7 and Local Plan Policy LP51.

### Green Roofs

- 8.293 In line with London Plan Policy G5, extensive green roofs are proposed outside of the roof terraces.
- 8.294 These are proposed to be created with a bespoke seed mix and plug planting suitable for roofs, including areas beneath PV panels. Green roofs are also proposed over cycle covers. Solar panels are planned for all roofs above the third rd floor that are not designated as roof terraces. Where PV panels are installed, biosolar roofs are proposed.
- 8.295 A management plan is crucial for all types of green roofs proposed to ensure the long-term success of the planting. A robust management plan should outline specific maintenance tasks, watering schedules, pest and disease control, and plant replacement strategy. This has been included as a condition. Green roofs, biosolar roofs and their management should be secured through planning conditions. Green roof proposals should align with Green Roof Organisation's (GRO) code of best practice for biosolar roofs, management and fire risk guidelines.

### Biodiversity Net Gain (BNG)

- 8.296 BNG has become mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Developers must deliver a BNG of at least 10%. This means a development will result in more or better quality natural habitat than there was before development. This is supported by London Plan Policy G6 and Local Plan Policy LP47. A biodiversity study of the site is required for all major developments.
- 8.297 The proposed development is set to deliver a substantial 11,118% biodiversity net gain. This represents a significant enhancement from the site's current biodiversity value of 0.007 units. The plans include the creation of 1.56 new habitat units and an additional 0.05 hedgerow units.

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- 8.298 Government guidance on BNG, states that for significant on-site net gains, developers must have a legal agreement or planning condition to secure the biodiversity net gain statutory objective. This is to be secured by condition.

### Urban Greening Factor (UGF)

- 8.299 London Plan Policy G5 and Local Plan Policy LP48 state major development proposals should contribute to the greening of London by including urban greening as a fundamental element of site and building design, and by incorporating measures such as high-quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage. The UGF should be based on the factors set out in Table 8.2 of the London Plan.
- 8.300 The urban greening factor proposals include intensive green roofs, trees planted in connected tree pits, flower rich perennial planting, rain gardens, hedges, ground cover planting, amenity grassland and permeable paving.
- 8.301 The UGF proposed score is 0.51, which exceeds the target score for this site which is 0.4. All proposals have been presented in the landscape masterplan, which has been included in the UGF proposals, however this is missing details on the intensive green roof, including a planting plan. This is to be secured by condition.

### **Sustainability**

- 8.302 Hackney declared a Climate Emergency in 2019 and has pledged to become net zero carbon by 2040. In the context of the built environment, this means that all new developments must be net zero carbon and that demonstrate that their climate change, energy and carbon considerations have been embedded in their design. Under the Local Plan developments must be net zero carbon (LP55), reduce risks of climate change (LP54), support health and wellbeing (LP9) and reduce waste (LP57).
- 8.303 The proposal is a Major Referable application meaning that it is required to address specific policy points as provided in the GLA's London Plan. The GLA have engaged directly on responses relating to these matters, with their recommendations taken into consideration in this response. Relevant policies include Minimising Carbon Emissions - for energy and whole life carbon (SI 2), DHNs and Energy Infrastructure (SI 3), Waste and Supporting the Circular Economy (SI 7), Water (SI 5) and Managing Heat risk (SI 4).

### Energy and Net Zero

- 8.304 London Plan Policy SI 2 requires major development to be net zero-carbon. This means a minimum on-site reduction of at least 35% beyond Building Regulations is required for major development. This requires reducing greenhouse gas emissions in operation and minimising both annual and peak energy demand in accordance with the energy hierarchy. This is supported by Hackney Local Plan Policy LP555
- 8.305 The scheme achieves substantial carbon savings of 74% over the whole development over Part L. For residential elements, this entails a 15% Be Lean carbon saving and overall improvement of 75%, while for non-residential elements this arises from a 16% Be Lean carbon saving and overall 38% improvement over Part L. This demonstrates acceptable carbon savings overall, albeit with potential to further improve in subsequent design stages.

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- 8.306 There is substantial PV energy generation, of 517.5m<sup>2</sup> of PV generator surface, providing 115.28kWp of generator output and an annual yield of 950.95kWh/kWp. Furthermore the PVs are provided on green-blue roofs in a biosolar format, which is strongly supported and positive.
- 8.307 The heating system is powered by Air Source Heat Pumps (SCOP 3.38), using a low-global warming potential refrigerant (R290) to reduce ongoing emissions.
- 8.308 It is likely that further carbon savings could be achieved in the scheme, with the Energy Use Intensity (EUI) considered high for residential spaces in particular referenced. This is in part due to proposals for the renewable energy generation to be exported to the grid, rather than used to offset energy use directly on site for residential uses. The applicant has been encouraged to pursue on-site use of the renewable energy generation and for this to be explored again in subsequent design stages, with a planning condition recommended referencing this aspect.
- 8.309 Potential for district heat network connectivity for the thermal load of 561 kW is in progress, this is to be continued to be explored in subsequent stages to ensure this is deliverable and in liaison with the DHN provider, conditions are recommended.
- 8.310 Minimum policy compliance is likely attained, however concerns remain regarding renewable energy and the maximisation of carbon savings in residential areas.
- 8.311 The scheme is likely to meet minimum policy requirements overall, although with room to improve and meet requirements for reporting post-planning. A number of pre-commencement conditions have been included to ensure compliance.
- 8.312 A carbon offset payment is proposed for £124,980 to address residual emissions.

### Circular Economy

- 8.313 London Plan Policy SI 7 states that all GLA referable applications should promote circular economy outcomes and aim to be net zero-waste. A Circular Economy Statement should be submitted, to demonstrate:
- 1) how all materials arising from demolition and remediation works will be re-used and/or recycled
  - 2) how the proposal's design and construction will reduce material demands and enable building materials, components and products to be disassembled and re-used at the end of their useful life
  - 3) opportunities for managing as much waste as possible on site
  - 4) adequate and easily accessible storage space and collection systems to support recycling and re-use
  - 5) how much waste the proposal is expected to generate, and how and where the waste will be managed in accordance with the waste hierarchy, and
  - 6) how performance will be monitored and reported.

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- 8.314 This is supported by Local Plan Policy LP57.
- 8.315 The scheme involves the demolition of existing buildings on site. The resolution to grant predates the London Plan so a pre-redevelopment audit is not considered necessary as this principle was previously considered acceptable. However, the circular economy should still be considered fully in any demolition works and the applicant should still be seeking to maximise reuse of assets at their highest value, ideally on-site or locally.
- 8.316 The pre-demolition audit has not yet been provided and there are missing pieces of information the Council would typically expect to see provided at the planning stage. This is not compliant with policy requirements and usually would be required, however owing to the particular circumstances of this project having been subject to a resolution to grant planning permission earlier than the London Plan iteration bringing requirements and with the applicant agreeing to undertake this study imminently, it is considered acceptable enough that this is secured by planning condition. The applicant will be required to provide this information prior to any referral to the GLA and so it is expected that this will be provided very soon indeed. However, it is also accepted that in order to deliver the new homes and wider benefits of development it would not be possible to retain the existing building.
- 8.317 The applicant has highlighted an intention to crush bricks and is presuming an acceptability of a demolition that does not prioritise on site reuse for materials. This is not considered acceptable in view of circular economy policy and guidance as set out by the GLA. The applicant will be expected to address GLA Circular Economy Guidance for pre-demolition audits and ensuring that assets are retained at the highest use value as far as practicable. The reuse of materials on site should be prioritised, as should disassembly for reuse and any retention of existing directly in situ. This could include within landscape areas and urban realm, as well as in the groundworks for the development.
- 8.318 Accordingly, minimum policy compliance is not fully attained and this aspect is considered unacceptable. Conditions are proposed to address outstanding concerns, although these may not fully address concerns highlighted on demolition.

### Embodied Carbon and Whole Life Cycle

- 8.319 London Plan Policy SI 2 requires major development to be net zero-carbon. This means a minimum on-site reduction of at least 35% beyond Building Regulations is required for major development. This requires reducing greenhouse gas emissions in operation and minimising both annual and peak energy demand in accordance with the energy hierarchy.
- 8.320 The applicant has provided some of the required information for Embodied & Whole Life Carbon consideration at the planning stage, however not all information has yet been received in the required format.
- 8.321 The applicant has targeted 845kgCO<sub>2</sub>e/m<sup>2</sup> for WLC and 510kgCO<sub>2</sub>e for upfront embodied emissions. The applicant states this as being 29.6% lower than the WLC benchmark and 5.7% higher than the aspirational benchmark. There are some outstanding comments on the WLC assessments provided and so this outcome may be subject to some amendments as and when this is reissued. This will need to be confirmed as part of the GLA Stage 2 process.
- 8.322 The previous comments regarding circular economy should necessitate a revision and update to the embodied and whole life carbon strategy and accordingly, alongside ensuring

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any estimated impacts arising from the demolition works are fair. Also highlighted are the carbon savings purported in relation to high GGBS usage and recycled steel, which now is brought into question by updated industry guidance by IStructE for both aspects

- 8.323 The Council has provided further commentary to support the applicant to make further carbon savings, including in optimising the design to be leaner, including biogenic carbon storing materials, water circularity improvements and introducing greater reuse of existing assets. The applicant is recommended to continue to seek carbon savings as the design develops in the future and will be required to provide as-built reporting on the scheme's impacts.
- 8.324 Overall this aspect is nearly acceptable. Conditions have been recommended in the event of planning approval.

### Overheating

- 8.325 London Plan Policy SI 4 requires all development to regulate internal and external temperatures through orientation, design, materials and technologies which avoid overheating, in response to the Urban Heat Island Effect and addressing climate change. This is supported by Local Plan Policy 54.
- 8.326 The applicant has provided an overheating assessment. However, there are questions over the appropriateness of the sampling undertaken and whether this is sufficient to identify those homes with overheating risk exposure. The scheme is identified as High risk for overheating by the GHA overheating risk tool and while there are green roofs and a lighter colour palette in the buildings' facades helping to reduce the urban heat island effect, it is likely that further measures could be introduced to maximise passive cooling.
- 8.327 It is recommended that more is done to progress the design to limit overheating risk in subsequent design stages as more detail of the scheme is developed and that this is secured by planning conditions. Additionally the GLA recommends guidance to be provided to future resident occupiers to address any overheating concerns directly, which has been provided as a recommended condition.
- 8.328 The overheating aspect is considered unacceptable in relation to policy. Conditions to overcome these concerns have been attached to secure compliance.

### Water Efficiency

- 8.329 London Plan Policy SI 5 and Local Plan Policy LP53 states that all residential development must not exceed a maximum water use of 105 litres per head per day (excluding the allowance of up to 5 litres for external water consumption) and non-domestic development and refurbishment will be expected to meet the BREEAM excellent standard and, where possible, the maximum BREEAM water-efficiency credits.
- 8.330 The applicant has provided a water efficiency technical note committing to attainment of the maximum water consumption target of 105l per person per day and with non-residential areas targeting full WAT 01 BREEAM credits in line with Hackney policy.
- 8.331 As such, the proposal is deemed to comply with London Plan Policy SI 5 and Local Plan Policy LP53 subject to conditions attached to secure this performance.

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### BREEAM

- 8.332 Local Plan Policy LPP55 stipulates that all non-residential developments must achieve the BREEAM 'Excellent' rating where possible.
- 8.333 The proposal has demonstrated that the real unit is on track for BREEAM Excellent with current score 71.57% and with 74.46% achievable.
- 8.334 Accordingly, this aspect of the scheme is compliant with Local Plan Policy LP55, subject to condition.

### Sustainability Conclusions

- 8.335 Taking consideration across the full range of environmental sustainability and climate change aspects the current information provided is insufficient meaning the scheme is not yet deemed fully acceptable on sustainability and climate change aspects. While minimum compliance is predicted to be met in some core areas, carbon saving opportunities still remain alongside opportunities to further improve aspects for other policy compliance considerations including the circular economy and overheating. However, with the recommended conditions and engagement with LBH on approval of the requisite information the applicant will provide, it is likely that the scheme will be made to become acceptable and meet minimum policy compliance in subsequent design stages.
- 8.336 On several relevant and important aspects beyond net zero operational carbon there remains matters that require further attention and supporting evidence through the discharge of recommended conditions. The main sustainability & climate change issues are with regards to:
- 8.337 Circular Economy and Whole Life Carbon - the proposed demolition and lack of evidence of incorporating relevant principles within the development. There is a continued lack of information supporting these strategies.
- 8.338 Overheating - whereby the cooling hierarchy has not yet been fully incorporated and there is a concern for health and wellbeing in current and future weather scenarios. There is a lack of required information supporting the overheating strategy.
- 8.339 Remaining opportunities to further decarbonise operational energy and water.
- 8.340 The GLA have required further detailed information which will need to be provided as part of their Stage 2 process.
- 8.341 Notwithstanding these points, there are several positives about this scheme worth noting. The energy performance is on track for being acceptable in policy terms based on the headline figures, with some aspects outperforming policy requirements quite considerably. However, there is room still to improve to maximise decarbonisation in line with Hackney Policy LP55 (see detailed notes that follow). The scheme is on track for BREEAM Excellent in relevant areas. It is also worth noting the social sustainability considerations relating to the particular housing provision being made towards fulfilling social needs in the Borough.

### **Pollution**

#### Air Pollution

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- 8.342 London Plan SI 1 and Hackney Local Plan Policy LP58 states that all development must as a minimum not exceed air quality neutral standards or contribute to a worsening of air quality at the construction or operation stage, over the lifetime of the development.
- 8.343 An Air Quality Assessment was submitted with the application which assessed potential pollutants during both construction and operational phases of the project.
- 8.344 Environmental Health Officers have been consulted and raise no major concerns with the development.
- 8.345 There is a medium risk of air quality impacts during the demolition and construction phase due to the potential dust creation. However, with appropriate mitigation these should not be significant and can be restricted with a construction management plan and dust monitoring. These conditions have been included in the decision.
- 8.346 It is not anticipated that there will be a significant impact on local air quality during the operational phase, given the development is car-free, with the exception of existing parking permits being reissued, Moreover the site will use air source heat pumps for heating and hot water. The air quality assessment is satisfactory and demonstrates that future occupiers will experience acceptable air quality without further mitigation.
- 8.347 Lastly, the Air Quality Assessment demonstrates that the development meets the 'air quality neutral' policy test.
- 8.348 As such the proposal is considered to be compliant with London Plan SI 1 and Hackney Local Plan Policy LP58 subject to conditions requiring a demolition and construction management plan and ensuring all non-road mobile machinery meet low emission zone standards.

### Contamination

- 8.349 Finally, Local Plan Policy LP58 also states that for development proposed on contaminated or potentially contaminated land, a desk study and site investigation in line with the most up-to-date guidance will be required and remediation proposals agreed to deal with any identified contamination.
- 8.350 The applicant had previously completed a ground investigation at the site in 2018, with the findings presented in their Geotechnical Interpretative Report (CGL, 2019) which was resubmitted as part of the amended application. Following discussions with the Council's Contamination Officer the applicant has submitted an Addendum Geoenvironmental Letter Report (CGL, August 2025)
- 8.351 A quantitative contamination risk assessment has been completed for the New Era Estate site in accordance with the national guidance, based on the site's geoenvironmental setting, existing ground investigation reports and the proposed redevelopment. Based on the risk assessment and subsequent remediation options appraisal, the remedial measures proposed for the site are limited to:
- Placement of a clean cover system in areas of soft landscaping where Made Ground is to remain in situ beneath these areas;
  - Implementation of a watching brief and discovery strategy during the earthworks;

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and,

- Use of appropriate barrier piping for buried water supply pipes.

- 8.352 A Remediation Strategy has been provided for implementation of these remedial measures, to ensure that the relevant contamination linkages identified are broken.
- 8.353 Contamination Officers are satisfied with the findings in the report subject to a condition requesting a verification report demonstrating that remediation objectives and criteria identified in the Addendum Geoenvironmental Letter Report have been met. This condition has been added to the decision.
- 8.354 As such, the proposal is deemed to be compliant with Local Plan Policy LP58, subject to condition.

### **Flood Risk and Drainage**

#### Flooding

- 8.355 Both London Plan Policy SI12 and Local Plan Policy LP53 state proposals must have regard to reducing flood risk, both to and from the site, over its expected lifetime, ensuring that flood risk is minimised and mitigated, and that residual risk is addressed.
- 8.356 The site is shown to have a 'very low to medium' risk of surface water flooding as stated on the 'Long Term Flood Risk Map for England- GOV.UK', and an increased potential for elevated groundwater.
- 8.357 Following discussions with the Council's Drainage Engineer, a revised Flood Risk Assessment and Drainage Strategy (Meinhardt, March 2025) was submitted and has been assessed.
- 8.358 The proposal includes a basement for cycle storage, with excavation anticipated to reach approximately 3.27 m below ground level. A Geotechnical Interpretive Report (Card Geotechnics Limited, June 2019), confirms that while groundwater was not encountered during intrusive works, subsequent monitoring recorded shallow groundwater within the Hackney Gravel Member at depths between 3.81m and 5.17m below ground level.
- 8.359 As such, although direct interaction with groundwater is unlikely, mitigation is still required. In accordance with BS 8102:2022, a combination of barrier and drained protection will need to be employed to manage potential water ingress, with design input from a waterproofing specialist.
- 8.360 The Flood Risk and Drainage Strategy outlines how groundwater would be controlled during construction using a localised sump-pump system, and the basement structure will be designed to resist hydrostatic pressure. Non-return valves will also be installed within the drainage system to mitigate the risk of sewer surcharge.
- 8.361 A condition is therefore required to demonstrate the provision and implementation of resistant construction details and measures protecting the basement against groundwater flood risk. This has been included with the decision. With this mitigation measure included the proposal is deemed to be acceptable in regards to London Plan Policy SI12 and Local Plan Policy LP53.

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### Sustainable Drainage Strategy (SuDS)

- 8.362 London Plan Policy SI13 relates to sustainable drainage and indicates that development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible. This is supported by Hackney Local Plan Policy LP53 which requires all major developments to submit a Sustainable Drainage Strategy taking into account climate change allowances and supported by a site-specific management and maintenance plan of the drainage proposal.
- 8.363 The proposed drainage strategy includes biodiverse green roofs, blue roofs, permeable paving, an underground attenuation tank, and a flow control device to manage surface water runoff on site.
- 8.364 Discharge will be restricted to 3.3 l/s for the 1 in 100-year event, including 40% climate change, with lower rates of 2.1 l/s and 2.4 l/s for the 1 in 1-year and 1 in 30-year events, respectively. Flow will be controlled via a hydrobrake flow control system, with surface water discharged to the Thames Water (TW) public combined water sewer beneath Halcomb Street. These works are considered to be acceptable subject to a condition requiring further details and ensuring their implementation. This has been included.
- 8.365 Accordingly, the proposal is considered to be acceptable in regards to London Plan Policy SI13 and Hackney Local Plan Policy LP53.

### **Crime and Fire Safety**

- 8.366 London Plan Policy D11 states boroughs should work with their local Metropolitan Police Service in order to 'Design Out Crime' and maintain a safe and secure environment. Furthermore, Local Plan Policy LP1 notes that new development must be secure and designed to minimise crime and antisocial behaviour.
- 8.367 The local police constabulary have been consulted and raise no objection subject to conditions requiring that a 'Secured by Design' accreditation be obtained for the building and permanently retained. This has been included as a condition.
- 8.368 Meanwhile, London Plan Policy D12 states all development proposals must achieve the highest standards of fire safety and that a fire safety assessment must be included with any future full application
- 8.369 The applicant has submitted a Fire Strategy Report (Affinity, March 2025). The London Fire Brigade were consulted but did not respond. The Health and Safety Executive (HSE) were also consulted and were content with the redesign of the scheme. Given this response, Officers are satisfied that the Strategy is acceptable and the proposal compliant with London Plan Policy D12.

### **Planning Obligations**

- 8.370 When considering the potential content of a legal agreement, regard must be had to the tests set out in the Community Infrastructure Levy Regulations. By law, the obligations can only constitute a reason for granting planning permission if they are necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development. It is standard practice with applications where S106 contributions are likely to be required for the applicant/agent to

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provide a draft head of terms, with their submission. In relation to S106 matters, the Hackney Local Plan (LP33) and the London Plan, as well as the Hackney S106 Planning Contributions SPD are the most relevant documents. A draft S106 heads of terms has been provided. Contributions/Provisions for the following are sought:

### Financial Contributions

- £87,588 towards employment training;
- £10,000 towards Electric Vehicle Car Club (and associated on street electric vehicle charging points); and
- £5,000 towards the monitoring of the travel plan;
- £8,750 towards the monitoring of the demolition and construction management plans;
- £TBC towards the cost of highway works associated with the development;
- £124,980 to the LBH Carbon Offset fund;
- £TBC communal open space contribution; and
- £9,240 play space contribution and 5 year repair charge
- Monitoring costs payable prior to completion of the Legal Agreement; and
- 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

### Non-financial contributions:

- 25% Local Labour Apprenticeships
- Affordable housing provision (30 units at LLR and 60 units at 'discounted' LLR rates)
- Approved architects clause to ensure quality of design in delivery of the scheme; and
- Be Seen Monitoring
- Employment and Skills Plan
- Full framework apprentice for every £2 Million of construction contract value
- Securing a car free development; and
- Submission of a delivery and servicing plan; and
- Participation in the LBH Hackney Works Scheme; and
- Participation in the Considerate Constructors Scheme.
- Procurement Plan
- Securing Connection to the Energy Network
- Construction Management (such as Considerate Constructors Schemes)
- Travel Plan

### **Other Matters**

#### Local Finance Considerations

- 8.371 In respect of local finance considerations other than CIL and financial obligations secured by way of Legal Agreement to mitigate the impact of the proposed development, whilst the proposed development would be rateable for Council Tax and Business Rates purposes, and the benefit of the additional units and commercial floorspace is not negligible in the context of the overall totals, this does not represent a material consideration of any substantial weight in the consideration of the application, which should be determined in accordance with the relevant Development Plan policies and any other material considerations.

#### Equalities Considerations

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- 8.372 The Equality Act 2010 requires public authorities, when discharging their functions, to have due regard to the need to (a) eliminate unlawful discrimination, harassment and victimisation and other conduct; (b) advance equality of opportunity between people who share a protected characteristic and those who do not; and (c) Foster good relations between people who share a protected characteristic and persons who do not share it. The protected characteristics under the Act are: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation. Having regard to the duty set out in the Equality Act 2010, the development proposals do not raise any equality issues.

### **9. CONCLUSION**

- 9.1 The application has been assessed in accordance with the provisions of the National Planning Policy Framework, London Plan and the adopted Development Plan.
- 9.2 On balance, the benefits of the proposal are substantial and include the removal of an outdated, poorly maintained and unattractive housing estate which not only provides substandard quality of accommodation but also offers almost zero ecological merit, with an attractive, generally well designed new housing complex offering good standards of accommodation for residents. Providing an additional 112 net new dwellings, whilst also providing 50% affordable homes, whilst allowing for the existing residents to return on their current bespoke affordable rent agreements. The new development would provide high quality open spaces for residents, as well as substantial increase in biodiversity and urban greening.
- 9.3 These benefits are considered to outweigh the harm caused by the development, most notably to neighbouring residents, and also the substandard sustainability offer put forward.
- 9.4 The proposal would have an acceptable impact in respect of all other material planning considerations as outlined above, subject to the recommended conditions and Legal Agreement provisions.

### **10 RECOMMENDATIONS**

#### **Recommendation A**

- 10.1 That planning permission be GRANTED, subject to referral to the Greater London Authority and the following conditions

#### **1. Commencement Within Three Years**

The development hereby permitted must be begun not later than three years after the date of this permission.

REASON: In order to comply with the provisions of Section 91(1) of the Town and Country Planning Act 1990 as amended.

#### **2. Development in Accordance with Plans**

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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.

### 3. Materials

Notwithstanding the details shown on the plans and documents hereby approved, full details, including physical samples, of materials to be used on the external surfaces of the building, boundary walls and ground surfaces shall be provided on site and approved by the Local Planning Authority, in writing, before any work commences on site. 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 building is satisfactory and does not detract from the character and appearance of the area.

### 4. Facade Bay Mock Up

Prior to the commencement of any facade works on elevations a 1:1 facade mock-up shall be constructed on-site. The mock-up shall include all materials, finishes, and construction details as shown on approved drawings and include expansion joints and any vents. The mock-up shall be submitted to the Local Planning Authority for approval, including details of testing procedures [eg weather resistance].

No facade works shall commence until the mock-up has been approved in writing by the LPA, and any required adjustments have been implemented and approved

REASON: To ensure that the external appearance of the building is satisfactory and does not detract from the character and appearance of the conservation area.

### 5. Design Details

The following elements of the scheme shall not be installed, implemented or carried out unless in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority. The works shall not be carried out otherwise than in accordance with the approved details.

- A. Facing materials including any external balustrading
- B. Windows and external doors including cills, heads and reveals and any glazing systems
- C. Rainwater goods
- D. Eaves, parapets, soffits

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E. Ventilation extract terminals.

REASON: To ensure that the external appearance of the building is satisfactory and does not detract from the character and visual amenity of the area.

### 6. External Elements

No new plumbing, pipes, soil stacks, flues, vents, grilles, security alarms or ductwork shall be fixed on the external faces of the building unless as otherwise shown on the drawings hereby approved.

REASON: To ensure that the external appearance of the building is satisfactory and does not detract from the character and visual amenity of the area.

### 7. Signage

Prior to the commencement of works, details of signages, which shall include but not be limited to:

- A. Entrance signage
- B. Building signage
- C. Wayfinding
- D. Temporary signage

Shall be submitted to and approved in writing by the Local Planning Authority. The works shall not be carried out otherwise than in accordance with the approved details.

REASON: To ensure that the external appearance of the building is satisfactory and does not detract from the character and visual amenity of the area.

### 8. Soft Landscaping and Planting Strategy

Prior to the commencement of development, a Detailed Soft Landscaping and Planting Strategy for all planted areas on site shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- A. Details of a diverse mix of species, including those adapted to changing climatic conditions and native species, which are known to have value to wildlife.
- B. Details of tree planting, including species, stock, age of planting and management.
- C. A soft landscaping plan showing the different planted areas and arrangement of planting.
- D. A varied plant structure, incorporating flowering plants, evergreen species, and shrubs to enhance habitat diversity.

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- E. Specific planting details for all plants, including trees, on how they are going to be planted.
- F. Provision of at least one invertebrate box or habitat to further support local wildlife.
- G. A maintenance and management plan to ensure the long-term success of the planting scheme, including details on watering, monitoring, and replacement of failed plants.
- H. Any trees or plants indicated on the approved scheme which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size to be first approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with the approved planting strategy and maintained thereafter.

REASON: To ensure the planting on site environmentally appropriate for the specific location, and should soften the impact of the development in its setting, provide visual interest in the street scene and contribute to nature conservation and the borough's green infrastructure network , provide habitat for pollinators and invertebrates, and support climate resilience in accordance with Hackney's Local Plan LP33 policy 51.

### 9. Bird and Bat Survey

Prior to any demolition or site clearance works, an updated bat survey shall be undertaken to establish the likely presence of a bat roost. Furthermore, a pre-works ecological check for nesting birds shall be carried out by a suitably qualified ecologist during nesting season (March - August) before any demolition or site clearance commences. The findings and recommendations of both surveys, including any necessary mitigation or avoidance measures, shall be submitted to and approved in writing by the Local Planning Authority. Works shall proceed strictly in accordance with the approved recommendations.

REASON: To support and protect bird and bat populations in Hackney and preserve endangered biodiversity, in line with the Wildlife and Countryside Act 1981.

### 10. Bird and Bat Boxes

Prior to the occupation of the development hereby approved, details and full specifications of 2 bird boxes and 2 bat boxes, shall be submitted to and approved in writing by the Local Planning Authority and shall be maintained for the lifespan of the development. The details shall include:

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- A. A minimum of 2 bird boxes to be incorporated into the design of the development, with a variety of box types (including different sized entrance holes) to provide habitat for diverse bird species. The boxes should be installed at or close to the eaves level of the development hereby approved. The boxes will need to be between 3 and 5 metres from the ground, and there should be a clear flight path without any obstructions directly in front of the box. The boxes should be facing north, east or north east, and direct sunlight should be avoided. If the bird box is a swift brick/box, then they should be installed in groups of at least 2, and placed at or close to eaves level of the development hereby approved. They should be placed at least 5m above the ground with an unobstructed flight path, both below and in front of the swift brick. Where possible, swift bricks should be set flush into the external wall to match adjacent brickwork.
- B. A minimum of 2 bat boxes incorporated into the design of the development. Boxes should be placed at or close to the eaves level of the development and at least 4m above the ground. The boxes should be placed away from artificial light sources and ideally located near dark tree lines or hedgerows where possible. The boxes should be located facing south, southeast or southwest, and exposed to sun for part of the day.

REASON: To support bird and bat populations, including swifts, in Hackney and preserve endangered urban biodiversity, by providing nesting opportunities, in accordance with Hackney's Local Plan LP33 policy LP47 which states that all development schemes involving buildings with an eaves height or roof commencement height of 5 metres and above are required to provide nesting boxes for swifts, sparrows, starlings, and/or bats as appropriate.

### 11. External Lighting Strategy

Prior to the commencement of development, an External Lighting Scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be designed and implemented in accordance with the Bat Conservation Trust guidelines and must be sensitive to wildlife. The lighting design should ensure that: Harsh lighting is minimised to avoid making habitats (including the green roofs) unfavourable to local species, particularly bats and other nocturnal wildlife. The use of low-intensity lighting is prioritised, ensuring that any light sources do not directly illuminate bat roosts, foraging areas, or flight paths. All lighting fixtures are shielded or directed to limit light pollution and to maintain dark corridors that are critical for bat and wildlife movement. The approved lighting scheme shall be implemented prior to the occupation of the development and maintained thereafter in accordance with the approved details.

REASON: To protect local wildlife, particularly bats, from the negative impacts of artificial lighting, and to ensure compliance with the Bat Conservation Trust guidelines in accordance with relevant environmental and ecological policies, including National Planning Policy Framework (NPPF), habitats and biodiversity, paragraph 198.

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### 12. Tree Protection to BS5837:2012

Prior to the commencement of the development hereby approved (including demolition and all preparatory work), an Arboricultural Impact Assessment (AIA), a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority. Specific issues to be dealt with in the TPP and AMS:

- A. Location and installation of services/ utilities/ drainage.
- B. Methods of demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees.
- C. Details of construction within the RPA or that may impact on the retained trees.
- D. A full specification for the installation of boundary treatment works.
- E. A full specification for the construction of any roads, parking areas and driveways, including details of the no-dig specification and extent of the areas of the roads, parking areas and driveways to be constructed using a no-dig specification. Details shall include relevant sections through them.
- F. Detailed levels and cross-sections to show that the raised levels of surfacing, where the installation of no-dig surfacing within Root Protection Areas is proposed, demonstrating that they can be accommodated where they meet with any adjacent building damp proof courses.
- G. A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing. The London Tree Officers Association - [www.ltoa.org.uk](http://www.ltoa.org.uk)
- H. a specification for scaffolding and ground protection within tree protection zones.
- I. Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.
- J. Details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires
- K. Boundary treatments within the RPA
- L. Methodology and detailed assessment of root pruning
- M. Arboricultural supervision and inspection by a suitably qualified tree specialist
- N. Reporting of inspection and supervision
- O. Methods to improve the rooting environment for retained and proposed trees and landscaping
- P. Veteran and ancient tree protection and management The development thereafter shall be implemented in strict accordance with the approved details.

REASON: Required prior to commencement of development to satisfy the Local Planning Authority that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality, in

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accordance with Hackney Local Plan LP33; LP51 and pursuant to section 197 of the Town and Country Planning Act 1990.

### 13. Extensive Green Roof

Prior to commencement of works, full details and specifications of the green roofs shall be submitted to and approved in writing by the Local Planning Authority. Green roofs shall be planted with flowering species that provide amenity and biodiversity value at different times of the year. The submission shall include the following:

- A. Detailed drawings of a roof plan identifying where the green roofs will be located and the measurement of their coverage; this should include other structures on the roof including location of PV panels, roof lights and access points where applicable, and their relationship with the green roof;
- B. The design of the green roof should be in line with GRO's code of best practice;
- C. Section drawings demonstrating a minimum substrate depth of no less than 150mm for extensive living roofs (including wildflower roofs)
- D. Details of the proposed type of invertebrate habitat with a minimum of one feature per 30m<sup>2</sup>; which could include areas of bare, unplanted substrates, log piles, boulder or stone piles, sand piles or containers;
- E. Details of the drainage system for the roof
- F. Details of the planting mix, including a minimum of 16+ species for wildflower/extensive roof
- G. All roofs to be sown with a wide mix of species, the roof should not rely on one species of plant life
- H. Management and maintenance plan, including access arrangements, irrigation, and general maintenance actions.

Within a month of the first occupation of the development, evidence must be submitted to and approved by the Local Planning Authority that the green roof(s) has been delivered in line with the approved details unless otherwise agreed in writing. The green roof shall be retained thereafter for the lifetime of the development in accordance with the approved management and maintenance plan.

REASON: To promote biodiversity on site through green roofs, in line with Hackney's Local Plan LP33, policy LP46.

### 14. Biosolar Roof

Prior to commencement of works, full details and specifications of the biosolar roof(s) shall be submitted to and approved in writing by the Local Planning Authority. Green roofs shall be planted with flowering species that provide amenity and biodiversity value at different times of the year. The submission shall include the following:

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- A. Detailed drawings of a roof plan identifying where the green roofs will be located and the measurement of their coverage; this should include other structures on the roof including location of PV panels, roof lights and access points where applicable, and their relationship with the green roof;
- B. The design of the biosolar roof should be in line with GRO's code of best practice;
- C. Section drawings demonstrating a minimum substrate depth of no less than 80mm for a sedum roof, 100mm for extensive living roofs (100mm - 150mm for wildflower species); and no less than 250mm for intensive living roof, 400mm for medium shrubs.
- D. Details of the proposed type of invertebrate habitat with a minimum of one feature per 30m<sup>2</sup>; which could include areas of bare, unplanted substrates, log piles, boulder or stone piles, sand piles;
- E. Details of the drainage system for the roof;
- F. Details of the planting mix;
- G. Management and maintenance plan, including access arrangements, irrigation, and general maintenance actions of biosolar roof;
- H. For biosolar roofs, details of how the roof's design meets fire and building safety requirements.

Within a month of the first occupation of the development, evidence must be submitted to and approved by the Local Planning Authority that the green roof(s) has been delivered in line with the approved details unless otherwise agreed in writing. The green roof shall be retained thereafter for the lifetime of the development in accordance with the approved management and maintenance plan.

REASON: To promote biodiversity on site through green roofs, in line with Hackney's Local Plan LP33, policy LP46.

### 15. BNG

Prior to commencement of development A Biodiversity Gain Plan shall be submitted to and approved, in writing, by the Local Planning Authority. The biodiversity gain plan must include as a minimum:

- A. information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- B. the pre-development biodiversity value of the onsite habitat;
- C. the post-development biodiversity value of the onsite habitat;
- D. any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
- E. the plan will set out how the biodiversity gain objective of at least 10% will be met,
- F. any biodiversity credits purchased for the development; and
- G. any such other matters as the Secretary of State may by regulations specify.

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REASON: To ensure the development delivers a biodiversity net gain through both on site and off site delivery, in accordance with Schedule 7A of the Town and Country Planning Act 1990, Hackney's Local Plan Policy LP47 and London Plan Policy G6.

### 16. HMMP

Prior to commencement of development A Habitat Management and Monitoring Plan (HMMP) shall be submitted to and approved, in writing, by the Local Planning Authority. The HMMP must include as a minimum:

- A. a non-technical summary
- B. the roles and responsibilities of the people or organisation(s) delivering the [HMMP];
- C. the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- D. all landscaping in accordance with the scheme;
- E. the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan shall be carried out for a period of 30 years from the completion of development;
- F. such maintenance to include the replacement of any plants that die, or are severely damaged, seriously diseased, or removed;
- G. specific measurable targets linked to target habitat condition; and
- H. the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority.
- I. The development shall not be undertaken otherwise than in full accordance with the details approved which shall be carried out within a period of twelve months from the date on which the development of the site commences or shall be carried out in the first planting (and seeding) season following completion of the development. Notice shall be given, in writing to the Local Planning Authority when the:
  - J. HMMP has been implemented; and
  - K. habitat creation and enhancement works as set out in the [HMMP] have been completed.

Monitoring reports shall be submitted to the local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

REASON: To ensure the development delivers a biodiversity net gain through both on site and off site delivery, in accordance with Schedule 7A of the Town and Country Planning Act 1990, Hackney's Local Plan Policy LP47 and London Plan Policy G6.

### 17. Tree Protection Plan

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The works hereby approved shall not be carried out unless in accordance with the approved Tree Protection Plan and Arboricultural Method Statement: TG Report No. 11753\_ R02 \_NC. The measures set out in the Tree Protection Plan shall remain in place until the completion of the construction.

REASON: To safeguard existing tree(s) in the interests of visual amenity, having regard to Policy LP51 in the Local Plan 2033 (adopted 2020).

### 18. Arboricultural Monitoring

No works shall commence on site unless details of Arboricultural Monitoring of the site to include details of (i) person(s) to conduct the monitoring; (ii) the methodology and programme for reporting; and (iii) a timetable for inspections, has been submitted to and approved in writing by the Local Planning Authority. The works shall not be carried out unless in accordance with the details so approved.

REASON: To safeguard existing tree(s) in the interests of visual amenity, having regard to Policy LP51 in the Local Plan 2033 (adopted 2020). Approval is required upfront to ensure that important trees are not permanently damaged or lost.

### 19. Parking Design and Management Plan

Prior to first occupation, details of the Parking, Design and Management Plan (PDMP) for that block shall be submitted to, and approved in writing by, the Local Planning Authority. The PDMP(s) shall:

- a) Demonstrate safe design of the agreed number of on-street car parking spaces and access for pedestrians and cyclists and minimisation of conflict between use groups; and
- b) Appropriate provision of 6 (six) blue badge parking and electric vehicle charging points; and include details of how additional 3 (three) blue badge car parking could be provided in future; and
- c) Permanent Mechanisms for prevention of non-car parking areas to be controlled for that purpose; and
- d) Ensure that use of car parking for the relevant block is actively controlled through measures to enforce the car parking arrangements for the relevant block

The approved PDMP(s) shall be implemented in full prior to occupation of the phase of development, fully implemented for the lifetime of the development.

REASON: In the interests of highway safety and the amenity of neighbouring occupiers, and in accordance with LP41, LP42, LP44 and LP45 of the Hackney Local Plan and Section 9 of the National Planning Policy Framework.

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### 20. Long Stay Cycle Parking

No development (other than site clearance, site preparation, demolition and the formation of foundations and trenches) shall commence on site until full details of secure, accessible, on site bicycle storage for 426 residential bicycles including location, layout, stand type and spacing shall be submitted to and approved in writing by, the Local Planning Authority. Such details as approved shall be implemented prior to the first occupation of the development and shall thereafter be retained and maintained.

REASON: To ensure that adequate provision of bicycle space is made within the development in the interests of discouraging car use, relieving congestion in surrounding streets, safeguarding highway safety and improving highways conditions in general, in accordance with LP42 and Appendix 2 (Cycle Parking Standards) of the Hackney Local Plan as well as Section 9 of the National Planning Policy Framework.

### 21. Visitor Cycle Parking

Prior to the first occupation of the development hereby approved, details of 69 visitor bicycle parking spaces including location, layout, stand type and spacing shall be submitted to and approved in writing by, the Local Planning Authority. Such details as approved shall be implemented prior to the first occupation of the development and shall thereafter be retained and maintained.

REASON: To ensure that adequate provision of bicycle space is made within the development in the interests of discouraging car use, relieving congestion in surrounding streets, safeguarding highway safety and improving highways conditions in general, in accordance with LP42 and Appendix 2 (Cycle Parking Standards) of the Hackney Local Plan as well as Section 9 of the National Planning Policy Framework.

### 22. Delivery and Service Plan

Prior to the occupation of the development a final Delivery and Servicing Plan shall be submitted to and approved by the Local Planning Authority, in consultation with Transport for London, setting out:

- Frequency of deliveries per day/week
- Size of vehicles
- How vehicles would be accommodated on the public highway
- Thereafter deliveries and servicing shall be carried out in accordance with the approved plan.

REASON: To ensure that the proposed development does not prejudice the free flow of traffic or public safety along the neighbouring highway(s).

### 23. Active Travel Zone

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Prior to the commencement of the development, a Nighttime Active Travel Zone (ATZ) Assessment shall be undertaken in accordance with the guidance set out by Transport for London. The findings and any proposed mitigation measures, which may be required to be funded by the applicant, shall be submitted to and approved in writing by the Local Planning Authority, in consultation with Streetscene.

REASON: To ensure the development and the surrounding public spaces and active travel infrastructure are safe, inclusive, and accessible for all users, particularly for women and other vulnerable groups, after dark, in accordance with local and national planning policies.

### 24. Remediation

Prior to commencement of works, a verification report demonstrating that remediation objectives and criteria identified in the Addendum Geoenvironmental Letter Report – Revision 1 (by Card Geotechnics Limited (CGL) on behalf of Hoxton Regeneration Limited, Report reference: CGL/10482, Report status R1 reversion: 7th August 2025) have been met, assessing the remediation performance, and creating a final record of the land quality whilst providing a plan for long term monitoring and maintenance (if required).

Any investigation and risk assessment must be undertaken in strict accordance with the requirements of the Environment Agency's Land Contamination Risk Management (LCRM).

If additional significant contamination is found at any time when carrying out the approved development, it must immediately be reported in writing to the LPA.

For the avoidance of doubt, this condition can be discharged on a section by section basis.

REASON: To protect human health and the environment by ensuring no harm is caused by land contamination, in line with paragraphs H, I and J, LP 58 of the Hackney Local Plan 2033 and the Hackney contaminated land strategy 2022/2030.

### 25. Demolition and Construction Management Plan

Prior to commencement of the development hereby approved, a Demolition and Construction Management Plan shall be submitted to, and approved in writing by, the local planning authority. The Plan shall be in accordance with Hackney Council's Code of Construction Practice and the Mayor of London's Control of Dust and Emissions during Construction and Demolition SPG, and other relevant guidance relating to dust and air quality. The development shall be implemented in accordance with details and measures approved in the Plan, covering the matters set out below, and shall be maintained throughout the entire construction period:

- A. Demolition and construction method statement, covering all phases of the development

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- B. Construction waste management plan setting out how resources will be managed and waste controlled at all stages of the project, including, details of dust mitigation measures to deal with construction waste during site clearance, demolition and construction works (including any breaking or crushing of concrete), and details of measures to be employed to mitigate noise and vibration demonstrating best practical means
- C. An air quality and dust management plan, to include details of measures to control and mitigate emissions of dust from site clearance, demolition and construction activity, following best practice guidance. This should outline a scheme of monitoring of particulate matter (PM10) at the application site boundary, in line with the Mayor of London's SPG and other relevant guidance.
- D. Details of locations where deliveries will be undertaken, the size and number of vehicles expected to access the site per day, access arrangement (including turning arrangements if necessary), details of parking suspensions (if required) and the duration of works.
- E. Details of how the site will comply with the relevant Non-Road Mobile Machinery (NRMM) regulations
- F. The operation of site equipment generating noise and other nuisance causing activities, audible beyond the site boundary, shall only be carried out between the hours of 08:00-18:00 Mondays to Fridays, 08:00-13:00 Saturdays, and at no time on Sundays or bank holidays unless otherwise agreed in writing by the local planning authority. The best practical means available, in accordance with British Standard Code of Practice BS5228-1:2009 shall be employed at all times to minimise emission of noise and vibration.

REASON: To comply with Hackney Local Plan 2033 Policy LP58 and London Plan Policy SI 1, to protect air quality and human health by minimising emissions during construction, to minimise nuisance caused by dust, noise and vibration, to avoid hazard and obstruction being caused to users of the public highway and in the interest of public safety and amenity.

### **26. Construction Dust Monitoring**

Prior to commencement of the development hereby approved, details of a scheme of real-time automatic monitoring of dust and particulate matter (PM10) to be employed at at least one location during the construction phase are to be submitted to and approved in writing by the local planning authority. The scheme is to be in accordance with Section 5 of Hackney Council's Code of Construction Practice, the Mayor of London's Control of Dust and Emissions during Construction and Demolition SPG and the IAQM's Guidance on Monitoring in the Vicinity of Demolition and Construction Sites. The scheme of monitoring is to be installed, operated and maintained for the duration of dust-generating works. The scheme must include:

- A. Details of the type (make/model) and locations of the real-time monitors to be installed, which must meet MCERTS 'Indicative' certification for particulate matter.

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- B. The PM10 high emission alert (trigger) level(s) to be employed in the event of excessive emissions of dust and PM10
- C. The responsibilities of on-site personnel in the event of a trigger alert and the process of communicating a trigger alert to responsible site personnel and the local authority
- D. The agreed procedure for responding to a trigger alert, such as increased dust mitigation or 'stop works' instructions
- E. Reporting on an agreed and regular basis of measured PM10 concentrations, exceedances of the trigger levels and action taken to reduce emissions of dust and PM10

REASON: To comply with Hackney Local Plan 2033 Policy LP58 and London Plan Policy SI 1, to protect air quality and human health at nearby sensitive locations by minimising and controlling emissions of particulate matter and in the interest of public amenity by controlling emissions of dust during construction.

### **27. NRMM**

All Non-Road Mobile Machinery (NRMM) of net power of 37 kW and up to and including 560 kW used during the course of site preparation, demolition and construction phases shall comply with the emissions standards of the Mayor of London's NRMM Low Emission Zone. Unless in compliance with the NRMM Low Emission Zone standards, no NRMM shall be on-site, at any time, whether in use or not, without the prior written consent of the local planning authority. The applicant shall keep an up-to-date register of all NRMM used during site preparation, demolition and construction phases on the online register at <https://www.london.gov.uk/programmes-and-strategies/environment-and-climate-change/pollution-and-air-quality/nrmm>.

REASON: To comply with London Plan Policy SI 1 and to ensure emissions from the site during the construction phase are acceptable with regard to public health and amenity.

### **28. Piling Methods Statement**

No piling shall take place until a piling methods statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) and piling layout plan including all Thames Water wastewater assets, the local topography and clearance between the face of the pile to the face of a pipe has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement and piling layout plan.

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Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure.

### 29. SUDS

No development shall commence, other than works of demolition, until full detailed specification of the sustainable drainage system supported by appropriate calculations, construction details, drainage layout and a site-specific management and maintenance plan of the sustainable drainage system has been provided. Details shall include, but not be limited to, the proposed green roofs (with a substrate depth of at least 80mm not including vegetative mats), blue roof, permeable paving, underground attenuation system and the flow control system, which shall be submitted and approved by the LPA in consultation with the LLFA. Surface water from the site shall be managed in accordance with the proposal set out in the Flood Risk Assessment and Drainage Strategy (Ref: 4298-MHT-ZZ-XX-T-C-0001, Issue P01, dated March 2025) by Meinhardt. The peak discharge rate shall not exceed 2.1 l/s for the 1 in 1-year storm event, 2.4 l/s for the 1 in 30-year storm event, and 3.3 l/s for the 1 in 100-year storm event, including an allowance for climate change.

REASON: To ensure the development has regard to reducing flood risk, both to, and from the site, over its expected lifetime as per Local Plan Policy LP53

### 30. Flooding

A scheme for the provision and implementation of flood resilient and resistant construction details and measures for the basement against groundwater flood risk shall be submitted to and agreed in writing by the LPA, in consultation with the LLFA, prior to the construction of the measures. The scheme shall be carried out in its entirety before the basement is brought into use and constructed in accordance with the approved plans, in line with BS 8102:2022 Protection of below ground structures against water ingress – Code of Practice.

REASON: To ensure the development has regard to reducing flood risk, both to, and from the site, over its expected lifetime as per Local Plan Policy LP53.

### 31. Water Network Upgrade

No development shall be occupied until confirmation has been provided that either:- all water network upgrades required to accommodate the additional demand to serve the development have been completed; or - a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. Where a

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development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

REASON: The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development

### 32. Delivery and Servicing Plan

Prior to the occupation of the development a final Delivery and Servicing Plan shall be submitted to and approved by the Local Planning Authority, in consultation with Transport for London, setting out:

- A. Frequency of deliveries per day/week
- B. Size of vehicles
- C. How vehicles would be accommodated on the public highway
- D. Thereafter deliveries and servicing shall be carried out in accordance with the approved plan.

REASON: To ensure that the proposed development does not prejudice the free flow of traffic or public safety along the neighbouring highway(s).

### 33. Long Stay Cycle Parking

No development (other than site clearance, site preparation, demolition and the formation of foundations and trenches) shall commence on site until full details of secure, accessible, on site bicycle storage for 426 bicycles including location, layout, stand type and spacing shall be submitted to and approved in writing by, the Local Planning Authority. Such details as approved shall be implemented prior to the first occupation of the development and shall thereafter be retained and maintained.

REASON: To ensure that adequate provision of bicycle space is made within the development in the interests of discouraging car use, relieving congestion in surrounding streets, safeguarding highway safety and improving highways conditions in general, in accordance with LP42 and Appendix 2 (Cycle Parking Standards) of the Hackney Local Plan as well as Section 9 of the National Planning Policy Framework.

### 34. Visitor Cycle Parking

Prior to the first occupation of the development hereby approved, details of 54 cycle parking spaces including location, layout, stand type and spacing shall be submitted to and approved in writing by, the Local Planning Authority. Such details as approved shall be

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implemented prior to the first occupation of the development and shall thereafter be retained and maintained.

REASON: To ensure that adequate provision of bicycle space is made within the development in the interests of discouraging car use, relieving congestion in surrounding streets, safeguarding highway safety and improving highways conditions in general, in accordance with LP42 and Appendix 2 (Cycle Parking Standards) of the Hackney Local Plan as well as Section 9 of the National Planning Policy Framework.

### **35. Parking, Design and Management Plan (PDMP)**

Prior to first occupation, details of the Parking, Design and Management Plan (PDMP) for that block shall be submitted to, and approved in writing by, the Local Planning Authority. The PDMP(s) shall:

- A. Demonstrate safe design of the agreed number of off street car parking spaces and access for pedestrians and cyclists and minimisation of conflict between use groups; and
- B. Appropriate provision of blue badge parking and electric vehicle charging points; and Include details of how additional blue badge car parking could be provided in future; and
- C. Permanent Mechanisms for prevention of non-car parking areas to be controlled for that purpose; and
- D. Ensure that use of car parking for the relevant block is actively controlled through measures to enforce the car parking arrangements for the relevant block

The approved PDMP(s) shall be implemented in full prior to occupation of the phase of development, fully implemented for the lifetime of the development.

REASON: In the interests of highway safety and the amenity of neighbouring occupiers, and in accordance with LP41, LP42, LP44 and LP45 of the Hackney Local Plan and Section 9 of the National Planning Policy Framework.

### **36. Internal Noise**

A post installation test shall be carried out prior to occupation to demonstrate that all residential premises designed in accordance with “BS8233:2014 - Guidance on Sound Insulation and Noise Reduction for Buildings” achieving the required internal noise levels cited in Table above have been met and the results submitted to the Local Planning Authority for approval.

REASON: To obtain required sound insulation and prevent noise nuisance

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### 37. Mechanical Noise

Any new plant shall be installed, together with any associated ancillary equipment, so as to prevent the transmission of noise and vibration into neighbouring premises. The rated noise level from all plant and ancillary equipment shall not increase the existing background noise level (10dB below) when measured 1m external from the nearest residential or noise sensitive premises. An assessment of the expected noise levels shall be carried out by a suitably qualified (IOA accredited) and experienced acoustic consultant, in accordance with BS 4142:2014+A1:2019 'Methods for rating and assessing industrial and commercial sound,' and any mitigation measures necessary to achieve the above required noise levels shall be submitted to the Local Planning Authority in writing for approval. The plant shall thereafter be installed and maintained in accordance with the approved details.

REASON: To protect acceptable local noise levels

### 38. Part M4(3) Dwellings

A minimum of 21 (twenty one) of the dwellings hereby approved as shown on the approved plans shall be constructed and fitted out in compliance with Building Regulations Requirement Part M4(3) (or any subsequent replacement) prior to first occupation. The remaining dwellings shall be constructed and fitted out in compliance with and to a minimum of Building Regulations Requirement Part M4(2) standard (or any subsequent replacement) prior to first occupation.

REASON: To ensure that the development is adequately accessible for future occupiers and in accordance with Section 12 of the National Planning Policy Framework.

### 39. Level Access

Level access shall be provided to all communal entrances and four M4 (3) residential flats at ground floor level hereby approved before the relevant part of the development is first occupied.

REASON: To ensure the development is fully accessible.

### 40. Secured By Design

- A. Prior to commencement of any above ground works, a full and detailed application for the Secured by Design award scheme shall be submitted to the Local Planning Authority and the Metropolitan Police NE Designing out Crime Office, demonstrating how Secured by Design Certification will be achieved for this scheme

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- B. Prior to occupation, the development shall achieve a Certificate of Compliance to the relevant Secure by Design Guide(s) submitted to and approved in writing by the Local Planning Authority in conjunction with the Metropolitan Police. The development shall be carried out in accordance with the approved details and thereafter shall be fully retained and maintained as such for the lifetime of the development.

REASON: In the interest of amenity and creating safer sustainable communities, in accordance with Section 12 of the National Planning Policy Framework.

### 41. Pre-demolition Audit

Prior to commencement of any demolition or construction works, the applicant is required to provide a pre-demolition audit. This should follow the recommendations as set out in the London Plan Guidance for Circular Economy Statements (March 2022) and the Code of Practice: Predevelopment audits, BRE, July 2017. The audit is to provide at a minimum;

- A. An explanation as to why it is proposed that the building(s) be demolished. This should explain the different considerations for developing the site. This should go beyond simply saying that the buildings are of 'low quality'. An assessment of carbon impacts should be highlighted and, where relevant, the WLC assessment should be cross-referenced. It should be explained how any negative impacts resulting from demolition, such as the loss of embodied carbon in existing buildings, would be mitigated and offset.
- B. A summary of the key components and materials present in the existing buildings, with an estimate of the quantities and associated embodied carbon and whether they are suitable for reclamation.
- C. An explanation and drawings that show the extent of the proposed demolition and whether any parts of the building are being considered for retention.
- D. Opportunities for reuse and recycling either within the proposed development or off-site nearby/locally or further afield.
- E. Applicants should justify reasons for adopting less preferred approaches or moving down the hierarchy of CE design approaches as set out in London Plan Figure 3.2, and the decision trees in Figures 4 and 5 of the London Plan Guidance for Circular Economy Statements (March 2022).

An audit that simply lists out the likely waste arisings and the routes for treating those waste streams (i.e., crushing and shredding) is not suitable.

The applicant is further recommended to provide:

- F. how the value of existing building elements or materials can be recovered
- G. the amount of demolition waste
- H. a schedule of practical and realistic providers who can act as brokers for each of the reclaimed items

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- I. target reuse and reclamation rates.

The audit should be undertaken by a third-party independent specialist with expertise in reclamation of components and materials and experience in preparing these types of reports.

REASON: To promote the circular economy, reduce waste and reduce carbon emissions in accordance with the London Plan, GLA Guidance, the Hackney Local Plan and the NPPF.

### 42. Circular Economy

The applicant shall provide an updated version of the approved Planning Application Circular Economy assessment and relevant documentation:

- A. Prior to demolition
- B. Prior to first commencement

This updated Circular Economy statement shall include evidence and justification addressing the following aspects as a minimum:

- A. Reporting evidence for circular economy and waste management strategies and performance implementation, in line with GLA Circular Economy Statements London Plan Guidance (March 2022) and LBH Local Policy.
- B. Strategies for maximising reuse and high level circularity of existing assets on site in relation to best practice for circular economy, highlighting any changes from the hereby approved Planning Application strategies and performance levels. This could include reuse within buildings as well as landscaping and urban realm areas on-site and should address the Waste and Circular Economy hierarchies.
- C. Strategies for quantification and minimisation of waste in deconstruction and minimising downcycling as far as possible in demolition, construction, operation and end-of-life, highlighting any changes from the hereby approved Planning Application strategies.

Evidence and supporting documentation shall be submitted to and approved in writing to the Local Planning Authority prior to each stage of development outlined above.

REASON: To reduce carbon emissions, enhance climate resilience, promote the circular economy, and support low carbon development, in accordance with the London Plan, GLA guidance, Hackney Local Plan and the NPPF.

### 43. Final As-Built Circular Economy Statement

Prior to the first occupation of the development hereby approved, a Final “as-built” Circular Economy statement based on the actual materials, products and systems used in the development shall be submitted to and approved in writing by the Local Planning Authority:

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- A. Final as-built GLA Circular Economy Statement spreadsheet and supporting documents. The final as-built Circular economy statement should be submitted to the GLA at [ZeroCarbonPlanning@london.gov.uk](mailto:ZeroCarbonPlanning@london.gov.uk) prior to first occupation, along with any supporting evidence as per the relevant GLA guidance for Circular Economy Statements. The final as-built Circular Economy statement Bill of Materials shall include Finishes, FFE, MEP and External Works.
- B. A statement is to be provided prior to first occupation to the relevant local authority and the GLA to [circulareconomystatements@london.gov.uk](mailto:circulareconomystatements@london.gov.uk) confirming the attainment of targets as set out in the Sustainable Procurement and Waste Management Plan, as updated prior to above ground works.

REASON: To reduce carbon emissions, enhance climate resilience, promote the circular economy, and support low carbon development, in accordance with the London Plan SI7, GLA guidance, Hackney Local Plan LP57 and the NPPF.

### 44. Sustainable Procurement and Waste Management Plan

Prior to above ground works, an updated Sustainable Procurement and Waste Management Plan is required to be provided to the Local Planning Authority giving confirmation of attainment of targets have been incorporated within the development's detailed design including:

- A. Municipal waste recycling rate of 65%
- B. Business waste recycling rate of 75%
- C. Minimum of 95% demolition waste diverted from landfill for reuse, recycling or recovery
- D. Minimum of 95% of excavation waste diverted from landfill for beneficial use
- E. Minimum of 20% of the building material elements are comprised of recycled or reused content
- F. Confirmation on the implementation of maximised on-site reuse of demolition waste and the proportion of waste this constitutes

Where compliance is not yet demonstrated, a plan shall be provided to outline measures that will be addressed in later stages to ensure compliance is attained.

REASON: To reduce carbon emissions, enhance climate resilience, promote the circular economy, and support low carbon development, in accordance with the London Plan SI7, GLA guidance, Hackney Local Plan LP57 and the NPPF.

### 45. Detailed design whole life carbon

Prior to the first above-ground works of the development hereby approved, the detailed planning stage WLC assessment reporting shall be provided.

The applicant should demonstrate that pre-commencement design estimates have been attained or improved upon for Upfront Embodied Carbon (A1-5), Embodied Carbon (A-C excl B6&7), Whole Life Carbon (A-C including biogenic carbon).

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Where adopting finite low-carbon resources, the applicant is required to demonstrate that a fair-share approach is being taken to ensure that carbon savings are providing genuine carbon savings impact on a global and local scale.

REASON: In the interest of addressing climate change and securing sustainable and net zero development and construction, in accordance with LP55 of the Hackney Local Plan, SI2 and SI7 of the London Plan

### 46. Post-construction Whole Life Carbon

Prior to the first occupation of the development hereby approved, the post-construction tab of the GLA's Whole Life-Cycle Carbon Assessment template should be completed in line with the GLA's Whole Life-Cycle Carbon Assessment Guidance. Together with any supporting information, it should be submitted to, and approved by the LPA in writing.

The applicant should demonstrate that pre-commencement design estimates have been attained or improved upon for Upfront Embodied Carbon (A1-5), Embodied Carbon (A-C excl B6&7), Whole Life Carbon (A-C including biogenic carbon).

REASON: In the interest of addressing climate change and securing sustainable and net zero development and construction, in accordance with LP55 of the Hackney Local Plan, SI2 and SI7 of the London Plan

**Informative:** Once the GLA's Whole Life-Cycle Carbon Assessment is approved by the LPA, the Applicant should provide this Assessment together with any supporting information to the GLA at: [ZeroCarbonPlanning@london.gov.uk](mailto:ZeroCarbonPlanning@london.gov.uk).

### 47. Energy

Prior to the above ground works of the development hereby approved, a revised Sustainability & Energy Statement shall be submitted to and approved by the Local Planning Authority, providing full details to demonstrate at least the consented following standards and key metrics have been achieved or improved upon:

- A. Minimum carbon savings of 75% for the residential units against Part L 2021, of which a 15% Be Lean contribution to carbon savings.
- B. Minimum carbon savings of 23% for the non residential area against Part L 2021, of which a 16% Be Lean contribution to carbon savings.
- C. Overall carbon savings of 74% across the development.
- D. To provide Energy Use Intensity and Space Heating Demand for residential and non-residential elements of the scheme with commentary on the performance levels attained, seeking to attain recommended values as set out by the GLA.
- E. A third party review report of the progressed design predictive modelling calculations.
- F. Updated GLA Carbon Emission Reporting Spreadsheet with appropriate information provided for the stage of development.

The operational carbon emissions shall be calculated using the appropriate methodology, following guidance as set out by the GLA Guide for Energy Assessments (version from

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June 2022). This should reflect the appropriate SCOP values for ASHPs and any connection to a DHN.

The development hereby approved 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, in accordance with LP54, LP55 and LP56 of the Hackney Local Plan, SI2, SI3, SI4 and SI7 of the London Plan, and Section 14 of the National Planning Policy Framework

### 48. Overheating

Prior to any above ground works an updated dynamic overheating risk assessment shall be submitted to and approved by the Local Authority, assessing all units and areas following the relevant CIBSE TM52 (non residential) & TM59 (residential) methodology and in accordance with GLA Energy Assessment Guidance.

The assessment must include design specific details of how each step of the Cooling Hierarchy has been implemented, for reference

Step 1: Reduce the amount of heat entering a building in summer through orientation, shading, albedo, fenestration, insulation and green roofs and walls

Step 2: Minimise internal heat generation through energy efficient design

Step 3: Manage the heat within the building through exposed internal thermal mass and high ceilings

Step 4: Passive ventilation

Step 5: Mechanical ventilation

Step 6: Active cooling systems

The updated TM52 overheating assessment for non-residential areas and units should provide testing for a peak lopping solution.

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. In the exceptional circumstances that all units can not be reasonably assessed, a representative sample should be used. This is to include at least one unit for each identified flat type/area type, and any unit of individual buildings subject to the following criteria:

- A. with large glazing areas,
- B. on the topmost floor,
- C. having limited shading,
- D. having large, sun-facing windows,
- E. having a single aspect, or
- F. having limited opening windows.

The applicant should provide supporting evidence such as scope drawings highlighting what units or areas have been included in the modelling and demonstrating the above criteria have been met in any sampling.

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If 100% pass rate is not achieved under weather files DSY2 & 3, a plan shall 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.

The development hereby approved 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, in accordance with LP54 and LP55 of the Hackney Local Plan, SI2, and SI4 of the London Plan, and Section 14 of the National Planning Policy Framework

### 49. Resident guidance for managing heat

Prior to first occupation, the applicant shall ensure that appropriate guidance is developed by an appropriate specialist and provided appropriately for residents and occupiers to understand how to minimise overheating risks, including in heatwaves and in view of the building's expected performance in a changing climate.

This should explain:

- A. Key concepts underlying overheating and cooling in buildings and urban places.
- B. How buildings and systems are designed to operate to address overheating, with explanation of any cooling measures in place.
- C. How building management systems will adapt in times of overheating concern, how residents and occupiers will be kept informed of any adaptations being taken centrally.
- D. What measures can be taken to reduce overheating risk to utilise the building systems and designs effectively. This should also include suitable additional personal measures that residents may be recommended to take in altering their behaviours to further derisk them from heat.
- E. Emergency procedures for periods of extreme and dangerous heat, referring to relevant contact details and support for residents and occupants, including reference to Cool Spaces.
- F. How residents can provide feedback on the performance of cooling systems in place centrally in the building to ensure these perform as intended.

This guidance shall be developed appropriately in a context of other concerns including affordability, air pollution, acoustics and net zero, highlighting any trade-offs that may need to be considered by residents in empowering them to choose their own preferred cooling methods.

This guidance should be developed to be accessible and inclusive, avoiding overly technical jargon and considering an appropriate range of needs of likely future residents and occupiers. The guidance shall include visual aids including diagrams and infographics. Digital and hard copies should be provided as part of welcome packs and made easily accessible on an ongoing basis, especially at times of extreme heat. The guidance shall be updated at appropriate intervals as building management practices and systems change or as the climate changes.

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REASON: to ensure that health and wellbeing of building residents and occupants is supported and to reduce risk to health and life at times of extreme heat, to support Hackney Policy LP9. To support climate resilience for Hackney residents in a changing climate, to support Hackney Policy LP54.

### **50. Be Clean - DHN**

The applicant shall provide a commitment that the development is designed to allow future connection to a district heating network. This shall include a single point of connection to the district heating network. Drawings shall be provided demonstrating space for heat exchangers in the energy centre, and a safe-guarded pipe route to the site boundary, and sufficient space in cross section for primary district heating pipes where proposed routes are through utility corridors.

Strategy, evidence and supporting documentation following GLA Energy Assessment Guidance shall be submitted to and approved in writing by the Local Planning Authority prior to any above-ground works.

REASON: to support the implementation of Be Clean as part of the Energy Hierarchy and maximise carbon savings in accordance with the London Plan, GLA guidance, Hackney Local Plan policy and the NPPF

### **51. Quality Assurance Mechanisms as Energy Strategies**

Prior to first occupation, the applicant shall submit information to demonstrate consideration of and minimisation of the estimated energy costs to occupants and outline how they are committed to protecting the consumer from high prices for any communal heat network or connection to a wider District Heat Network. This shall cover the parameters set out in the guidance for CIBSE Code of Practice for Heat Networks and as referred to at outline planning stage. This should include a confirmation of the quality assurance mechanisms that will be considered as part of the strategy which shall be submitted to and approved in writing by the Local Planning Authority.

REASON: to support the implementation of Be Clean as part of the Energy Hierarchy and maximise carbon savings while minimising vulnerability and supporting climate resilience in accordance with the London Plan, GLA guidance, Hackney Local Plan policy and the NPPF.

### **52. Solar PVs**

Prior to installation of the photovoltaic panel array, full details including PV panels system (and any other related fixed plant adopted) specification, operation and maintenance plan, fire safety risk assessment and supporting drawings must be submitted to and approved by the Local authority to demonstrate that the consented standards have been achieved or improved upon, including:

- A. Solar PV panels annual electricity generation of 115.28kWp

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- B. PV generator surface of 517.5m<sup>2</sup> and integrated as part of a biosolar green-blue roof system.
- C. Energy annual yield of 950.95 kWh/kWp
- D. Solar irradiation and rooftop capacity study demonstrating solar yield potential is maximised fully. To include a detailed roof plan (1:50) showing PV array, maintenance and access paths, other plants and services, any landscaping and including fire breaks where applicable.
- E. Operation & Maintenance statement; to include reference to ensuring maximisation of utilisation of renewable energy generation on-site and any future adaptations required to support this outcome.

The development hereby approved 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, in accordance with LP55 of the Hackney Local Plan, SI2 of the London Plan, and Section 14 of the National Planning Policy Framework

### 53. Air Source Heat Pumps (ASHPs)

Prior to above ground works full details of the heat pump based heating system specification and supporting drawings shall be submitted to and approved by the Local Authority to demonstrate at least the following standards been achieved or further optimised, including:

- A. A Seasonal Coefficient of Performance of 3.38
- B. A flow temperature of 60 degrees celsius, and a potential range of 35-70 degrees celsius.
- C. Details of location of the condenser units from the heat pump systems and noise solutions to mitigate impact for nearby sensitive receptors;
- D. Details of refrigerants that are required confirming a Low or Zero Global Warming Potential (GWP) and Zero Ozone Depleting Potential (ODP) in accordance with the WLC assessment.
- E. Details of any peak lopping measures being incorporated for cooling, including quantification of the number of homes and areas to be served by such an approach.

The applicant shall include details of any related fixed plant associated with the heat pump system.

The heat pump-based system thereby approved shall be installed prior to first occupation of the development hereby approved and perform in occupation as per the agreed final technical strategy and performance parameters agreed with the Local Planning Authority.

REASON: In the interest of addressing climate change and securing sustainable and net zero development and construction, in accordance with LP55 and LP56 of the Hackney Local Plan, SI2 and SI3 of the London Plan, and Section 14 of the National Planning Policy Framework

### 54. Cooling

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Prior to any above ground works, the applicant is to provide a revised cooling strategy and assessment on cooling demand demonstrating adequate measures in place to safeguard residents against overheating.

The applicant shall demonstrate that active or tempered cooling has been reduced as far as possible while meeting cooling needs, prioritising the integration of passive measures and adoption of the Cooling Hierarchy. This shall include further investigation of incorporating external shading measures such as shutters and canopies.

A detailed strategy for any active or tempered cooling system shall be submitted to and approved in writing by the Local Planning Authority. Any cooling measures agreed with the Local Authority shall mitigate environmental harms as far as possible, including the specification of refrigerants.

REASON: To reduce carbon emissions, enhance climate resilience, and minimise vulnerability and improve resilience in accordance with the London Plan, GLA guidance, Hackney Local Plan policy and the NPPF.

### **55. Water Efficiency**

Prior to above ground construction works, the applicant shall provide a statement to confirm that the development has been designed to be water efficient and reduce water consumption as far as possible, demonstrating that the development will not exceed a maximum water use of 105 litres of water per person per day, with an additional maximum water use allowance for external water consumption of 5 litres.

Strategy, evidence and supporting documentation should be provided and approved in writing by the Local Planning Authority prior to above ground works showing how water saving measures, recycling and water efficiency measures have been incorporated in the design to limit both internal and external water use and promote efficient water use. This shall include details of rainwater harvesting and specifications of efficient sanitaryware and systems.

REASON: Addressing the need to conserve water, to mitigate and adapt to climate change, taking into account the full range of potential climate change impacts in accordance with the London Plan, GLA guidance, Hackney Local Plan policy and the NPPF.

### **56. BREEAM**

Prior to the above grade works of the development approved, the BREEAM Interim Design Certificate shall be submitted to and approved by the Local Planning Authority, providing full details to demonstrate at least BREEAM Excellent has been attained.

All the targeted credits shall be presented in a tracker comparing credits targeted at BREEAM Pre Assessment stage. This shall include the attainment of the maximum water credits available.

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

Within 12 weeks of first occupation of the development, the BREEAM Final Design Certificate shall be submitted to and subsequently 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 shall 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 in accordance with the London Plan, GLA guidance, Hackney Local Plan policy LP55 C & LP53 J and the NPPF.

### **Recommendation B**

- 10.2 That the above recommendations be subject to the applicant, the landowners and their mortgagees enter into a legal agreement in order to secure the following matters to the satisfaction of Director of Legal Democratic and Electoral Services:

#### Financial Contributions

- £87,588 towards employment training;
- £10,000 towards Electric Vehicle Car Club (and associated on street electric vehicle charging points); and
- £5,000 towards the monitoring of the travel plan;
- £8,750 towards the monitoring of the demolition and construction management plans;
- £TBC towards the cost of highway works associated with the development;
- £124,980 to the LBH Carbon Offset fund;
- £TBC communal open space contribution; and
- £9,240 play space contribution and 5 year repair charge
- Monitoring costs payable prior to completion of the Legal Agreement; and
- 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

#### Non-financial contributions:

- 25% Local Labour Apprenticeships
- Affordable housing provision (30 units at LLR and 60 units at 'discounted' LLR rates)
- Approved architects clause to ensure quality of design in delivery of the scheme; and
- Be Seen Monitoring
- Employment and Skills Plan
- Full framework apprentice for every £2 Million of construction contract value
- Securing a car free development; and
- Submission of a delivery and servicing plan; and
- Participation in the LBH Hackney Works Scheme; and
- Participation in the Considerate Constructors Scheme.
- Procurement Plan
- Securing Connection to the Energy Network
- Construction Management (such as Considerate Constructors Schemes)
- Travel Plan

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### **Recommendation C**

- 10.3 That the Sub-Committee grants delegated authority to the Director, Environment and Climate Change and Assistant Director Planning and Building Control (or in their absence either the Growth Team Manager or DM & Enforcement Manager) to make any minor alterations, additions or deletions to the recommended heads of terms and/or recommended conditions as 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).

### **11. INFORMATIVES**

- 11.1 The following informatives should be added:

1.

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing [trade.effluent@thameswater.co.uk](mailto:trade.effluent@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk](http://www.thameswater.co.uk).

2.

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

3.

There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide [working near or diverting our pipes](https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes). <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>

4.

The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or

## Planning Sub-Committee – 02/09/2025

near our pipes or other structures.  
<https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>

5.

The applicant must seek the continual advice of the Metropolitan Police Service Designing out Crime Officers (DOCOs) to achieve accreditation. The services of MPS DOCOs are available free of charge and can be contacted via [docomailbox.ne@met.police.uk](mailto:docomailbox.ne@met.police.uk).

6.

Informative: Once the GLA's Whole Life-Cycle Carbon Assessment is approved by the LPA, the Applicant should provide this Assessment together with any supporting information to the GLA at: [ZeroCarbonPlanning@london.gov.uk](mailto:ZeroCarbonPlanning@london.gov.uk).

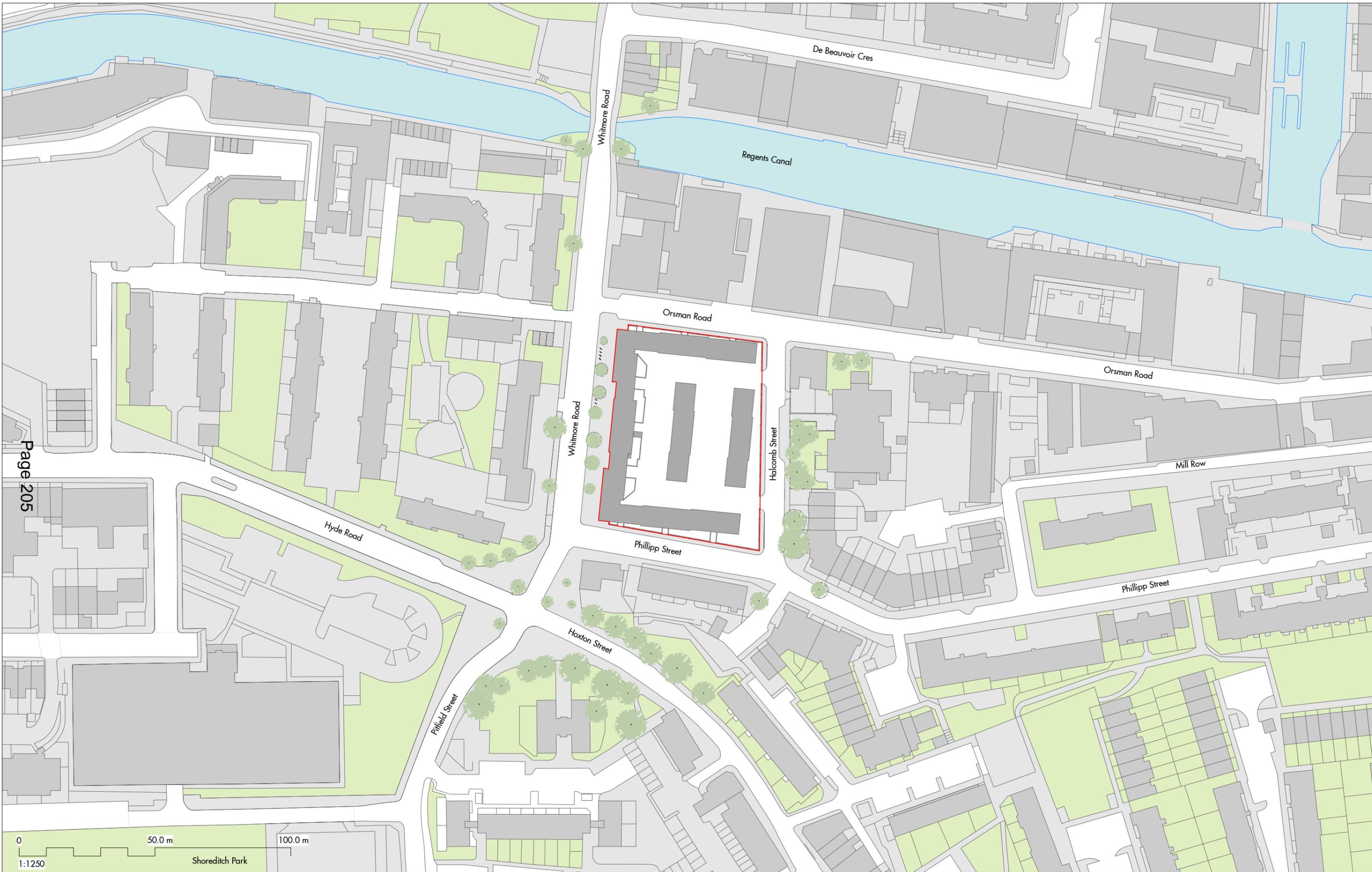
Signed..... Date.....

**Assistant Director - Planning and Building Control**

	BACKGROUND PAPERS	NAME/DESIGNATION AND 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</p>	<b>Oliver Enticott +6413</b>	<b>HSC, Hillman Street, London E8 1FB</b>

## Planning Sub-Committee – 02/09/2025

	<p>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>		
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Figured dimensions are in millimetres unless noted otherwise. All dimensions and levels shall be verified on site before proceeding with works. Detailed site survey to be carried out to verify positions and level relationships with site features and ordinance survey. The Architect must be notified of any discrepancy. Boundaries are indicative only and are to be verified by others.

Allies & Morrison LLP is not responsible for any errors caused by the transmission, translation, software or computer systems. Allies & Morrison LLP is not responsible for nor shall be liable for the consequences of any use made of the drawings or models other than that for which they were produced by Allies & Morrison LLP for the Client.

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REV	DATE	DESCRIPTION	CKD
P1	17.06.19	FOR PLANNING	SC



**Allies and Morrison LLP**  
 85 Southwark Street  
 London SE1 0HX  
 telephone 020 7921 0100  
 facsimile 020 7921 0101  
 email studio@alliesandmorrison.com

A&M JOB No: 18048

New Era  
 Site Location Plan  
**PLANNING**  
 18048\_07\_001  
 SCALE 1 : 1250 @A3

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Application Reference	Location Description	Application Type	Development Description	Officer Name	Ward	Decision Level	Decision Date	Decision
2025/1348	1 Henry Road, N4 2LH	Full Planning Permission	Refurbishment, extension and reconfiguration of 3 no. existing residential flats (Use Class C3), comprising the erection of single storey rear extension; enlargement of basement with associated excavation works; formation of new front lightwell; creation of roof terraces at ground, first and second floor levels; erection of side extension; second floor infill extension and associated external alterations; and the provision of refuse and cycle stores.	Christopher Poad	Brownswood	Delegated	19-08-2025	Grant
2025/1608	127 Queens Drive, N4 2BB	Works to a Tree in Conservation Area Notification	T1 - Re pollard the Lime tree back to its previous pruning points T2 - Repollard the parts of the council Lime tree that overhang the boundary line T3 - Reduce the Ash tree by removing no more than 4 meters from the height and no more than 2.5 meters from the laterals forming a rounded shape. We will be leaving appropriate growth points at the ends of the branches following BS3998 Tree works recommendations	Charles Michael	Brownswood	Delegated	12-08-2025	No Objection
2025/1394	131 Queens Drive, N4 2BB	Works to a Tree in Conservation Area Notification	T1 Lime reduce crown by 1/4 approximately 2.5M; reduce the crown of the tree by 25% which can be up to 2.5M at the top leaving a flowing crown not re-pollard.	Charles Michael	Brownswood	Delegated	22-07-2025	No Objection
2025/1645	14 Castlevew Close, N4 2DJ	Non-Material Amendment	Non-Material Amendment to planning permission ref: 2025/0525 comprising amended materials from UPVC windows to grey aluminium windows and 1 no. additional side window	Zarreen Hadadi	Brownswood	Delegated	14-08-2025	Refuse
2024/2798	302 Seven Sisters Road, N4 2AG	Full Planning Permission	Erection of three storey rear extension, to ground, first and second floors to increase the commercial unit and increase the size of existing flats at first and second floor.	Micheal Garvey	Brownswood	Delegated	30-07-2025	Grant
2025/1433	34 Digby Crescent, N4 2HR	Works to a Tree in Conservation Area Notification	Plum Tree – Reduce height and thin the decayed areas Laurel Bush – Reduce height to limit risk of falling branches This client has just had her planning application approved to thin and reduce the plum tree. However I looked at the tree last week and its not in a good state. I've recommended felling the tree as the tree has multiple broken/snapped branches in the canopy from pockets of rot in the crown and the base of the tree has various fruiting bodies. It seems to be in a state of decline and not really safe retain in this position.	Charles Michael	Brownswood	Delegated	22-07-2025	No Objection
2025/1257	36 - 38 Heron Drive, N4 2FY	Removal/Variation of Condition(s)	Variation of condition 2 (approved plans) attached to planning permission ref 2024/1207 dated 01/05/2025 to increase the widths of the first floor extensions.	Simone Ward	Brownswood	Delegated	25-07-2025	Grant
2025/1568	74 - 76 Queens Drive, N4 2HW	Works to a Tree in Conservation Area Notification	T1) Horse Chestnut in corner of car park boundary: Reduce overall crown by up to 3.5 metres to provide a contained and tidy canopy outline. This tree is blocking substantial light to adjacent gardens, reducing to this specification will provide ample light and will maintain the natural form of the tree; tree is surrounded by tall high amenity value trees, so there will be no loss of foliage cover from the perspective of 74-76 Queens Drive.	Charles Michael	Brownswood	Delegated	12-08-2025	No Objection
2025/1247	Flat 4, 133 Queens Drive, N4 2BB	Full Planning Permission	Replacement of non-original windows with traditional double glazed, timber sash windows.	Lorraine Murphy	Brownswood	Delegated	21-07-2025	Grant
2025/0908	Flat B, 78 Wilberforce Road, N4 2SR	Full Planning Permission	Construction of a single storey side extension.	Daniel Harley	Brownswood	Delegated	19-08-2025	Granted - Standard Conditions
2025/1485	Ground Floor Flat, 109 Finsbury Park Road, N4 2JU	Full Planning Permission	Conversion of existing basement to habitable room, rear doors and windows, rear lightwell and steps to garden	Zarreen Hadadi	Brownswood	Delegated	20-08-2025	Grant

Application Reference	Location Description	Application Type	Development Description	Officer Name	Ward	Decision Level	Decision Date	Decision
2025/1603	120 Osbaldeston Road, N16 6NJ	Works to a Tree in Conservation Area Notification	Fell Elderberry and plant Silver Birch Tree. The new tree will be at least light standard size (6-8 cm girth). The new tree will be planted within 12 months of the removal of the existing one.	Charles Michael	Cazenove	Delegated	18-07-2025	No Objection
2025/1370	15 Forburg Road, N16 6HP	Full Planning Permission	Amalgamation of existing flats to form a single dwelling house; additional excavation to increase height and extension to existing basement with the insertion of a rear lightwell; Erection of a ground floor extension with sukkah roof and a rear dormer with insertion of x2 rooflights	Zarreen Hadadi	Cazenove	Delegated	04-08-2025	Grant
2025/1158	27 - 29 Darenth Road, N16 6EP	Full Planning Permission	(No.27) Additional excavation to increase height and extension to existing basement; insertion of front lightwell with stairs; First floor rear extension to outrigger; erection of a gabled roof and rear dormer with insertion of rooflights. (No.27-29) Joint single storey rear extensions with sukkah roof.	Jonathan Bainbridge	Cazenove	Delegated	21-08-2025	Grant
2025/1524	48 - 50 Oldhill Street, N16 6NA	Discharge of Condition	Submission of details pursuant to condition 3 (details and materials) attached to planning permission ref: 2017/1906 dated 08/08/2019.	Britney Ford	Cazenove	Delegated	20-08-2025	Grant
2025/1714	67 Durlston Road, E5 8RP	Works to a Tree in Conservation Area Notification	T1 - Prunus domestica: Crown reduce by approx 1.5m all round from branch tips to tidy and contain spread. Especially over neighbouring garden. Remove low lateral over extended limb growing towards house. Lift remaining crown by approx 0.5m T2 - Prunus domestica (behind shed): Remove entire leader overhanging property back to main stem, prune lateral branches growing into liquidambar tree by 1.5m from branch tips. Objective to improve growing space for liquidambar tree	Charles Michael	Cazenove	Delegated	18-08-2025	No Objection
2024/0441	73 Clapton Common, E5 9AA	Removal/Variation of Condition(s)	Variation of condition 2 (Approved drawings) attached to planning permission ref 2016/1963 dated 07/12/2018 for the redevelopment of existing site (including demolition of existing building) to build a 3-storey (plus basement) synagogue (Class D1) including associated hard and soft landscaping to the front of the building.	Christopher Poad	Cazenove	Delegated	12-08-2025	Grant
2025/1589	74 - 80 Stamford Hill, N16 6XS	Non-Material Amendment	Non-material Amendment application to amend planning permission ref: 2025/1049 (Change of use from B1/B8 (garage/storage) to C3 (residential dwelling house)); demolition of 4 units existing single-storey garages and erection of 4 units two-storey residential dwelling houses with pitched and flat roof above) as approved 09/01/2025. Amendment sought: Change to the first floor layout.	Jonathan Bainbridge	Cazenove	Delegated	11-08-2025	Grant
2025/1341	84 Kyverdale Road, N16 6PL	Full Planning Permission	Replacement of the existing timber and uPVC fenestration with double glazed timber fenestration	Daniel Harley	Cazenove	Delegated	08-08-2025	Grant
2025/1501	85 Osbaldeston Road, N16 6NP	Works to a Tree in Conservation Area Notification	T1 - Medium lime, lapsed pollard with long regrowth poles. Repollard at original pollard points for future maintenance. Remove ivy.	Charles Michael	Cazenove	Delegated	23-07-2025	No Objection
2025/1375	Flat A, 8 Forburg Road, N16 6HS	Discharge of Condition	Submission of details pursuant to Condition 3 (SuDS) attached to planning permission 2024/2187 dated 27/02/2025.	Britney Ford	Cazenove	Delegated	01-08-2025	Refuse
2024/2616	Pavement o/s Abney Park Court, 230 Stoke Newington High Street N16 7HF	Advertisement Consent	1x Proposed free-standing internally illuminating Advert Panel with 2no. digital displays on either side.	Jonathan Bainbridge	Cazenove	Delegated	21-08-2025	Refuse
2025/1760	24/00311/FULL 3 Appold Street London EC2A 2AF	Adjoining Borough Observations	Change of use from Class E (b) restaurant to Sui Generis - drinking establishment with expanded food provision of ground and first floor level (572sqm).	Robert Brew	City of London (N)	Delegated	18-08-2025	No Objection

Application Reference	Location Description	Application Type	Development Description	Officer Name	Ward	Decision Level	Decision Date	Decision
2025/1353	1 Bridge Gardens, N16 9GN	Discharge of Condition	Submission of details pursuant to condition 5 (refuse strategy) and condition 6 (cycle storage) attached to permission ref: 2023/1052 granted 21st August 2023 for: "Prior Approval (Class MA) for change of use from office (Class E) to self contained flat (Class C3)"	Sam Dargue	Clissold	Delegated	04-08-2025	Refuse
2025/1212	13 Osterley Road, N16 8SN	Certificate of Lawful Development Existing/Proposed	Proposed erection of a rear roof extension above the outrigger; application to obtain a Certificate of Lawfulness under Permitted Development.	Lasse Lottgen	Clissold	Delegated	17-07-2025	Grant
2025/1298	25 Woodlea Road, N16 0TH	Householder Planning Consent	Erection of rear extension to rear outrigger at ground floor level. New bay window to flank wall of rear outrigger at ground floor level. Rear roof extension and an addition of 2no. conservation roof-lights to front roof slope. Addition of timber bin store to front garden. New double glazed timber sash windows to replace existing.	Jonathan Bainbridge	Clissold	Delegated	30-07-2025	Grant
2025/1366	34 Barbauld Road, N16 0SS	Householder Planning Consent	Ground floor single storey side extension.	Britney Ford	Clissold	Delegated	01-08-2025	Grant
2025/1459	4 Statham Grove, N16 9DP	Householder Planning Consent	Erection of a single storey ground floor rear wrap-around extension with 2 x rooflights	Lorraine Murphy	Clissold	Delegated	18-08-2025	Refuse
2025/1236	44 Hawksley Road, N16 0TJ	Householder Planning Consent	Single storey ground floor rear extension enlarged rear first floor window	Lasse Lottgen	Clissold	Delegated	22-07-2025	Grant
2025/1220	44 Hawksley Road, N16 0TJ	Householder Planning Consent	Second floor rear extension above the existing outrigger and rear roof terrace	Lasse Lottgen	Clissold	Delegated	22-07-2025	Refuse
2025/1283	73, Walrond House Matthias Road, N16 8BF	Full Planning Permission	Replacement of the existing street-facing sliding doors with inward-opening doors, alongside alterations to the west elevation to incorporate a ventilation panel	Simone Ward	Clissold	Delegated	01-08-2025	Grant
2025/1349	88 Winston Road, N16 9LR	Householder Planning Consent	Demolition of existing side and rear extension and erection of new side and rear single storey extension.	Lasse Lottgen	Clissold	Delegated	05-08-2025	Grant
2025/1499	Anvil House, 8 - 34 Matthias Road, N16 8QD	Prior Notification - Demolition	Application under Schedule 2, Part 11, Class B of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) to determine if prior approval is required for partial demolition of Anvil House.	Tanveer Rahman	Clissold	Delegated	28-07-2025	Refuse
2025/1302	Flat A, 84 Lordship Park, N16 5UA	Full Planning Permission	Demolition of disused bomb shelter and erection of garden boundary wall in rear garden following demolition.	Britney Ford	Clissold	Delegated	01-08-2025	Grant
2025/1340	The Avigdor Mews Lordship Road, N16 0QJ	Full Planning Permission	Proposed alterations to the building which includes the replacement of windows and the application of new facing materials to the facade.	Lorraine Murphy	Clissold	Delegated	04-08-2025	Grant
2025/1260	105a Forest Road E8 3BH	Works to a Tree in Conservation Area Notification	1 x BAY TREE (FRONT GARDEN T1 ) TO FELL 1 x BAY TREE (FRONT GARDEN T2 ) TO FELL 1 x CRAB APPLE (FRONT GARDEN T3 ) TO FELL In order to adhere to the Hackney Local Plan 2033 policy LP51 B, a total of at least three replacement trees will be planted within the front and rear gardens. The new trees will be at least light standard size (6-8 cm girth), native species or ones known to provide benefits to local wildlife and species which are not considered invasive in Hackney. The new trees should be planted within 12 months of the removal of the existing one.	Charles Michael	Dalston	Delegated	18-07-2025	No Objection
2025/1179	26 Sandringham Road, E8 2LP	Full Planning Permission	Installation of a New Replacement Window on Rear Elevation	Lasse Lottgen	Dalston	Delegated	28-07-2025	Grant

Application Reference	Location Description	Application Type	Development Description	Officer Name	Ward	Decision Level	Decision Date	Decision
2025/1722	31 Parkholme Road, E8 3AG	Works to a Tree in Conservation Area Notification	T1: Lime: Remove 1.5 metres of new growth back to previous points of reduction. Reason for works: Regular tree maintenance and light starvation to property	Charles Michael	Dalston	Delegated	18-08-2025	No Objection
2025/1715	38 Colvestone Crescent, E8 2LH	Works to a Tree in Conservation Area Notification	T1 - Ash - Reduce crown by up to 5m in height & spread (previous reduction points). Crown lift to 8m from ground level. Tree height approx. 20m, spread approx. 12m	Charles Michael	Dalston	Delegated	18-08-2025	No Objection
2025/1489	91 Forest Road, E8 3BL	Non-Material Amendment	Non-material amendment to planning permission ref: 2025/0651 (varied by ref: 2025/0740 dated 05/06/2025), removing the first and second floor extension, enlarging the first floor rear window, and reducing the proposed rear roof light.	Simone Ward	Dalston	Delegated	29-07-2025	Grant
2025/1383	Premier Inn, 25-27 Dalston Lane, E8 3DF	Advertisement Consent	Advertisement consent for the display of 1 x internally illuminated fascia signage measuring 0.67m x 3.1m and 1 x externally illuminated projecting signage measuring 0.6m x 0.6m	Lorraine Murphy	Dalston	Delegated	11-08-2025	Grant
2025/1373	14 Southgate Road, N1 3LY	Non-Material Amendment	Non material amendment to prior approval 2023/0946 dated 25/10/2023 to divide part of unit 19 into a studio flat (Use class C3)	Micheal Garvey	De Beauvoir	Delegated	15-08-2025	Refuse
2024/1413	21 & 25 Ardleigh Road, N1 4HS	Works to a Tree in Conservation Area Notification	"Shorten branches to allow more light" I would like to add to my application the following: I wish to confine my requests to the lime tree at no 21 and the acacia tree at no 25. Acacia tree at no 25: prune 3 low branches back to close to fence line. Branches to be reduced by approaching 3 metres. Lime tree at far end of garden, no 21: reduce branches overhanging garden of no 23 below two-thirds the height of the tree, by up to 2.5 metres.	Charles Michael	De Beauvoir	Delegated	22-07-2025	No Objection
2025/1371	25 Stamford Road, N1 4JP	Works to a Tree in Conservation Area Notification	Five trees in a private back garden, not visible from the road. Propose minor works to T1, T3, T4, T5 T1: Loquat tree, Reduce back to previous points, removing 1m regrowth. T3 and T5: Apple trees. Reduce back to previous points, removing 2m regrowth. T4: Cherry tree. Reduce back to previous points, removing 2m regrowth. Propose complete removal of Tree T2. garden landscaping with extensive replanting of native species. T2 : Plum tree. Fell tree because of low amenity value. new native tree to be replanted alongside extensive replanting with new garden landscaping	Charles Michael	De Beauvoir	Delegated	21-07-2025	No Objection
2025/1202	32 Northchurch Road, N1 4EH	Householder Planning Consent	Erection of a part one/two storey rear/side extension, selected window and front door replacements, construction of a new front lightwell, erection of new external stairs to front garden, erection of new bin storage with green roof and new landscaping to front and rear garden.	Lasse Lottgen	De Beauvoir	Delegated	23-07-2025	Grant
2025/1503	33 Northchurch Road, N1 4EB	Works to a Tree in Conservation Area Notification	T1 Holme Oak, crown reduce to previous points, approx. 2m. Cyclical maintenance.	Charles Michael	De Beauvoir	Delegated	25-07-2025	No Objection
2025/1401	58 De Beauvoir Road, N1 5AT	Works to a Tree in Conservation Area Notification	T1 - Bay - Fell T2 - Gleditsia - Thin crown by 25-30%. Prune clear of building by 1-2m	Charles Michael	De Beauvoir	Delegated	22-07-2025	No Objection
2025/1396	61 De Beauvoir Road, N1 5AU	Works to a Tree in Conservation Area Notification	Hawthorn - Crown reduce the height by 3.0m Crown reduce the spread by 2.0m Crown thin by 10% Maintenance works in line with good arboricultural practice	Charles Michael	De Beauvoir	Delegated	22-07-2025	No Objection
2025/1374	66 Ufton Road, N1 4HH	Works to a Tree in Conservation Area Notification	T1 Bay Rear garden northern boundary with N0.68 Goals: • Reduce height by 50% and reshape the sides to leave a compact balanced crown. • Reduce 50 percent of live branches	Charles Michael	De Beauvoir	Delegated	18-07-2025	No Objection

Application Reference	Location Description	Application Type	Development Description	Officer Name	Ward	Decision Level	Decision Date	Decision
2025/1514	70 Lawford Road, N1 5BL	Works to a Tree in Conservation Area Notification	Field Maple - Crown reduce the height by 2.5m Crown reduce the spread to balance and shape creating an even flowing canopy outline (approx. 2.5m) Maintenance works in line with good arboricultural practice Ash - This tree is dead Cut the entire tree to ground level	Charles Michael	De Beauvoir	Delegated	25-07-2025	No Objection
2025/1393	81 Culford Road, N1 4HL	Works to a Tree in Conservation Area Notification	T1 fig fell to ground level	Charles Michael	De Beauvoir	Delegated	22-07-2025	No Objection
2025/1245	84 Buckingham Road, N1 4JE	Discharge of Condition	Submission of details pursuant to condition 2 (materials), condition 4 (tree survey) and condition 5 (tree protection) attached to planning permission ref 2024/2818	Zarreen Hadadi	De Beauvoir	Delegated	11-08-2025	Grant
2025/1598	90 Mortimer Road, N1 4LA	Works to a Tree in Conservation Area Notification	(T1) Cherry - Proposing to reduce entire crown back to previous pruning points (approximately 1.5m), tree is situated in a raised bed in a small garden. Reducing this in order to prevent the tree from becoming too large, limit damage from roots and maintain tree in this location. (T2) Plum - This tree is situated in small front garden. Proposing to reduce by up to 2m in order to prevent encroachment to pavement and building and prevent tree from overhanging neighbouring garden	Charles Michael	De Beauvoir	Delegated	12-08-2025	No Objection
2025/1223	97 Mortimer Road, N1 4LB	Removal/Variation of Condition(s)	Variation of Condition 1 (approved plans) of planning permission 2025/0640 dated 13/05/2025. In order to alter the design of a window on the rear elevation.	Britney Ford	De Beauvoir	Delegated	01-08-2025	Grant
2025/1683	Flat A, 21 Ardleigh Road, N1 4HS	Works to a Tree in Conservation Area Notification	T1: Lime - Closest to house (L) - Removal of epicormic growth to crown break T2: Lime - Closest to house (R) - Removal of epicormic growth to crown break T3: Fig - Rear of garden - Reduce canopy height by 3m, removal of creeper from canopy. Reduce rear side and left side by 2m to neighbours rear and left boundary. Removal of epicormic and basal growth. T4: Lime - Rear of garden (R) - Reduce and thin by 25%. Reduce height by approx 1.5-2m back to previous point, thin by 20% to allow greater light penetration, remove deadwood. Removal of epicormic and basal growth.	Charles Michael	De Beauvoir	Delegated	13-08-2025	No Objection
2025/1290	Ground Floor Flat Rear, 68a Downham Road, N1 5BG	Certificate of Lawful Development Existing/Proposed	Existing use of the premises as a self-contained dwelling (use class C3).	Jonathan Bainbridge	De Beauvoir	Delegated	30-07-2025	Grant
2025/1215	Land to the rear of 30-36 Stamford Road	Discharge of Condition	Submission of details attached to application 2020/0184 dated 29-05-2020 pursuant to condition 3 (materials).	Lasse Lottgen	De Beauvoir	Delegated	17-07-2025	Grant
2025/1625	Our Lady & St Joseph School, Our Lady And St Joseph Primary School Buckingham Road, N1 4JB	Works to a Tree in Conservation Area Notification	T1 Lime, Lift 5m, thin 15%, remove deadwood T2 Ailanthus, crown reduce to previous points, approx. 3m T3 Weeping Ash, lift 2.5m, cut back by 1m from play apparatus G4 Apples x 4, lift above fence and footpath by 2.5m, cut back from property by 1m T5 Sorbus, lift 3m All works cyclical maintenance	Charles Michael	De Beauvoir	Delegated	13-08-2025	No Objection
2025/1655	The Cottage, 98 - 100 Tottenham Road, N1 4DP	Non-Material Amendment	Non material amendment to planning permission ref 2024/1047 dated 23/10/2024 comprising the reinstatement of two cargo doors and amendments to the fenestration mullions.	Simone Ward	De Beauvoir	Delegated	20-08-2025	Refuse
2025/1282	1 Reading Lane, E8 1GQ	Advertisement Consent	Advertisement consent to display 1no. non illuminated hanging sign measuring 3.9m x 5.6m in relation to the Hackney Museum & Library.	Britney Ford	Hackney Central	Delegated	29-07-2025	Grant

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2025/1287	154 Dalston Lane, E8 1NG	Non-Material Amendment	Non-material amendment following a grant of planning permission 2021/1126 in order to amend the requirements of condition 8 (SUDs Green Roof) to allow for the installation of alternative sustainable drainage systems.	Jonathan Bainbridge	Hackney Central	Delegated	29-07-2025	Grant
2025/1284	154 Dalston Lane, E8 1NG	Discharge of Condition	Submission of details pursuant to conditions 7 (cycle parking) attached to planning permission ref 2021/1126 dated 26/06/2023.	Jonathan Bainbridge	Hackney Central	Delegated	29-07-2025	Grant
2025/0445	17 Kenmure Road, E8 1JU	Householder Planning Consent	Erection of an outbuilding in the rear garden	Simon Brooksbank	Hackney Central	Delegated	22-07-2025	Granted - Extra Conditions
2025/1390	20 Amhurst Road, E8 1JW	Prior approval - new dwellings	Prior approval under Part 3, Class G of the GPDO for a change of use of part of the ground and first floor from commercial, business and service (Use Class E) to two self-contained residential units (Use Class C3).	Danny Huber	Hackney Central	Delegated	05-08-2025	Refuse
2025/0383	354 Mare Street, E8 1HR	Advertisement Consent	Advertisement consent for installation of non illuminated advertisement sign on first floor north (side) elevation	Lasse Lottgen	Hackney Central	Delegated	20-08-2025	Grant
2025/1406	74 Amhurst Road, E8 1JH	Works to a Tree in Conservation Area Notification	Propose work to two trees in the back garden. T1 5m tall elder. This is suppressing an adjacent cherry tree, and combined with other trees in the garden takes too much light. Propose to remove. T2 5m tall hawthorn. Too big for the location. Propose to reduce by about 2m a reshape.	Charles Michael	Hackney Central	Delegated	22-07-2025	No Objection
2025/1231	Arches 417-425, land between Reading Lane and Richmond Road, Hackney, E8 3NJ	Full Planning Permission	External alterations to the existing Arches 417 to 425 including replacement brick infills and the installation of roller shutters and the replacement of existing boundary treatments.	Christopher Poad	Hackney Central	Delegated	24-07-2025	Grant
2025/1432	Arches 441 And 442 Institute Place, E8 1LA	Full Planning Permission	Material alterations to front and rear elevation of the arches incorporating replacement of the existing arch infills, reinstating doors and windows, installation of roller shutters and wall lights.	Lasse Lottgen	Hackney Central	Delegated	18-08-2025	Grant
2025/1209	Arches 451-452, Andre Street, Hackney, E8 2AN	Full Planning Permission	External alterations to arches including installation of roller shutters, fenestration, LED lighting and other associated works. Erection of palisade fencing on Bodney Road elevation and resurfacing of external yard	Sam Dargue	Hackney Central	Delegated	22-07-2025	Grant
2025/1507	Basement Flat, 83 Greenwood Road, E8 1NT	Works to a Tree in Conservation Area Notification	Propose routine maintenance / minor works to a 6m tall Eucalyptus in the back garden: reduce back to previous reduction points, removing 2-3m regrowth.	Charles Michael	Hackney Central	Delegated	25-07-2025	No Objection
2025/1318	Flat 1, 195 Graham Road, E8 1PE	Discharge of Condition	Submission of details pursuant to Condition 3 (SuDS) attached to planning permission 2025/0295 dated 08-05-2025.	Britney Ford	Hackney Central	Delegated	01-08-2025	Grant
2025/1423	Flat 3, 57 - 59 Navarino Road, E8 1AG	Full Planning Permission	Replace existing 1st floor rear elevation windows with doors and Juliet balconies.	Bronte Donato	Hackney Central	Delegated	05-08-2025	Granted - Standard Conditions
2025/1696	Flat A, 173 Richmond Road, E8 3NJ	Works to a Tree in Conservation Area Notification	9m tall Gleditsia in front garden. Routine maintenance: reduce back to previous points, removing 2-3m regrowth.	Charles Michael	Hackney Central	Delegated	18-08-2025	No Objection
2025/1280	Flat B, 9 Sigdon Road, E8 1AP	Full Planning Permission	Proposed rear dormer extension with enlarged front skylights.	Lasse Lottgen	Hackney Central	Delegated	28-07-2025	Grant
2024/1372	Forecourt Wall, 25 Hackney Grove, E8 3NR	Full Planning Permission	Change of use from offices to residential with 1x 1-bed/1person self contained flat and 1 3-bed self contained flat, demolition of additions at the rear, window changes to front and rear, front railing refurbishment and restoration, bike storage, waste storage, planter to front garden, new paving to the front, rear lightwell, replacement of rear garden timber stairs with cast iron stairs, internal alterations	Laurence Ackrill	Hackney Central	Delegated	14-08-2025	Grant

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2024/1371	Forecourt Wall, 25 Hackney Grove, E8 3NR	Listed Building Consent	Change of use from offices to residential with 1x 1-bed/1person self contained flat and 1 3-bed self contained flat, demolition of additions at the rear, window changes to front and rear, front railing refurbishment and restoration, bike storage, waste storage, planter to front garden, new paving to the front, rear lightwell, replacement of rear garden timber stairs with cast iron stairs, internal alterations	Laurence Ackrill	Hackney Central	Delegated	14-08-2025	Grant
2025/1461	102 Reighton Road, E5 8SG	Certificate of Lawful Development Existing/Proposed	Lawful Development Certificate for erection of a 3m ground floor rear extension	Lasse Lottgen	Hackney Downs	Delegated	18-08-2025	Grant
2025/1364	13 Goulton Road, E5 8HA	Certificate of Lawful Development Existing/Proposed	Certificate of Lawful Development (Proposed) for the use of the property as a 6 person HMO (Use Class C4)	Britney Ford	Hackney Downs	Delegated	01-08-2025	Grant
2025/1689	135 Brooke Road, N16 7RP	Works to a Tree in Conservation Area Notification	T1 - Birch - reduce height to previous reduction point(s) (5-6m height reduction) , reduce side growth by up to 1m Trees height approx 15m, spread 5m	Charles Michael	Hackney Downs	Delegated	18-08-2025	No Objection
2025/1511	19 Narford Road, E5 8RJ	Works to a Tree in Conservation Area Notification	T1 - Goat Willow - reduce lateral branches overhanging garden of 19 Narford Road by 2m, up to a height of 8m from ground level. Remove lowest 2-3 overhanging branches (crown lift) . trees approx dimensions height 12m, spread 8m, DBH25cm T2 - Leylandii - remove branches overhanging 19 up to 8m from ground level (OVERGROWN BOUNDARY HEDGE)	Charles Michael	Hackney Downs	Delegated	12-08-2025	No Objection
2025/1462	242 - 244 Evering Road, E5 8AJ	Works to a Tree in Conservation Area Notification	T1 Sycamore. Intended works: Crown lift, crown reduction removing up to 3m from branch ends	Charles Michael	Hackney Downs	Delegated	25-07-2025	No Objection
2025/1011	3 Rustic Court Lower Clapton Road, E5 8DZ	Householder Planning Consent	Ground floor rear and side extension to create an accessible ground floor bedroom	Bronte Donato	Hackney Downs	Delegated	24-07-2025	Granted - Extra Conditions
2025/1504	30 Benthall Road, N16 7BX	Works to Tree with Preservation Order	T1 - London Plane - reduce stem growing over the garden of 30 Benthall Road by 4-5m. (smaller diameter branch removal only, pruning back to strong growth points This lower limb is overreaching the garden towards the house. The work is proposed to reduce loading on the limb, lessening the likelihood of future branch failure, while allowing increase light to the garden below. Approx height & spread 20-25m both H&S. It's a big tree. A 4-5m branch reduction would probably involve around 2m of pendulous growth, so approximate limb length remaining would be 7-8m Diameter of final cut(s) 70-80mm.	Charles Michael	Hackney Downs	Delegated	30-07-2025	Grant
2025/1527	55a Norcott Road, N16 7EJ	Works to a Tree in Conservation Area Notification	T1 - Western red cedar - Rear garden. Tree is right next to wall, starting to push the wall over. Early mature and growing well, tree will eventually push over wall and out grow space. Unsuitable species for space. Reduction work not a suitable management plan for species. Remove tree to ground level. Replant suitable tree in garden as replacement.	Charles Michael	Hackney Downs	Delegated	21-08-2025	No Objection
2025/1535	75 Maury Road, N16 7BT	Works to a Tree in Conservation Area Notification	T2 Plum remove The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability at 73 Maury Road, N16 7BT	Charles Michael	Hackney Downs	Delegated	25-07-2025	No Objection
2025/1238	80 Nightingale Road, E5 8NB	Householder Planning Consent	Erection of a rear infill extension	Lorraine Murphy	Hackney Downs	Delegated	11-08-2025	Refuse

Application Reference	Location Description	Application Type	Development Description	Officer Name	Ward	Decision Level	Decision Date	Decision
2025/1392	A And G Metal Works, Ground Floor Rear Of 11 Powell Road, E5 8DJ	Discharge of Condition	Submission of details pursuant to conditions 4 (Construction Management Plan) and 5 (Materials) attached to planning permission ref 2024/0900 dated 11/06/2025.	Simone Ward	Hackney Downs	Delegated	05-08-2025	Grant
2025/1684	Flat A, 142 Brooke Road, N16 7RR	Works to a Tree in Conservation Area Notification	X1 Dying conifer tree. The tree had multiple dead stems, and one stem left with green foliage on it. Cut the tree down to ground level as the client is worried about the obvious safety concerns.	Charles Michael	Hackney Downs	Delegated	30-07-2025	No Objection
2025/1242	Flat A, 53 Ickburgh Road, E5 8AF	Full Planning Permission	Single-storey ground floor rear infill extension.	Bronte Donato	Hackney Downs	Delegated	05-08-2025	Granted - Standard Conditions
2025/1509	Flat D, 85 Downs Road, E5 8DS	Full Planning Permission	Installation of 2nos. roof lights to front roof slope (street elevation).	Lasse Lottgen	Hackney Downs	Delegated	19-08-2025	Grant
2025/1688	Northwold Junior And Infant School, Northwold Road, E5 8RN	Works to a Tree in Conservation Area Notification	T1 Paulownia tree: Crown reduce by approx 3m from branch tips all round to contain spread. T2, T3 Cherry trees: Crown reduce by 2m from branch tips all round to previous growth points. Retain furnishing growth T4,T5 Tulip trees: Remove deadwood T6 Ash: Remove lowest NW branch back to main stem. Nip back branches on building side by 1.5m. T7 Ash: Remove lowest lateral limbs to encourage more upright vase shape, remove deadwood if present. Birch group. Reduce laterals in lower crown by 1m to encourage upward growth. T8 Cherry Plum - Crown reduce all-round by 2m. Reduce lateral growth by 2m from branch tips. T9 Wild Cherry - Crown reduce by approx 2m from branch tips all round to previous growth points. Retain furnishing growth T10 Wild Cherry - Crown reduce by approx 2.5m from branch tips all round to previous growth points. Retain furnishing growth. Ensure overhang from adjacent properties brought back in. T11 - Japanese cherry. Reduce lateral spread by approx 1.5m all round to suitable upwards growth points. Remove low hanging tips to prevent children from reaching. Lightly prune two adjacent smaller cherries to tidy.	Charles Michael	Hackney Downs	Delegated	18-08-2025	No Objection
2025/1162	6 Beanacre Close, E9 5JY	Householder Planning Consent	Insertion of 3 x rooflights, installation of solar panels, elevational alterations, window and door replacement and insertion of new windows and doors and render of external wall.	Danny Huber	Hackney Wick	Delegated	25-07-2025	Grant
2025/1267	79 Hassett Road, E9 5SL	Discharge of Condition	Submission of details pursuant to conditions 3 (SUDS) and 4 (flood resilience) attached to planning permission 2024/2631 dated 04/03/2025	Danny Huber	Hackney Wick	Delegated	24-07-2025	Grant
2025/1506	Flat A, 51 Christie Road, E9 5EA	Works to a Tree in Conservation Area Notification	T1 = To Cut Back 1 X Neighbouring Sumac to the Boundary. General Maintenance Property Encroachment	Charles Michael	Hackney Wick	Delegated	25-07-2025	No Objection
2024/2071	Highway Verge Between A12 Slip Road And Northwall Road, E9 5HW	Advertisement Consent	Non-illuminated freestanding single-sided advertisement	Sam Dargue	Hackney Wick	Delegated	29-07-2025	Refuse
2025/1436	Land to the north of junction of Wick Road and Cadogan Terrace, E9 5DH	Advertisement Consent	Display of 2 x non-illuminated freestanding single sided poster billboards, each measuring 6m x 3m (retrospective)	Danny Huber	Hackney Wick	Delegated	18-08-2025	Refuse
2024/2320	13 Moye Close, E2 8QN	Works to Tree with Preservation Order	T1 Beech (TPO 11 of 2019) Ht. approx 16m. Reduce two lower limbs marked by green on the photo by no more than 3m each to growth points, leaving pruning wounds no greater than 10cm in diameter. Reason: General maintenance to allow clearance from building.	Charles Michael	Haggerston	Delegated	22-07-2025	Grant

Application Reference	Location Description	Application Type	Development Description	Officer Name	Ward	Decision Level	Decision Date	Decision
2025/1232	27 Appleby Street, E2 8EP	Householder Planning Consent	Single storey rear extension; replacement windows throughout and enlargement of first floor rear bay window	Lasse Lottgen	Haggerston	Delegated	08-08-2025	Grant
2025/1422	5 Broadway Market, E8 4PH	Full Planning Permission	Proposed alterations to the existing shop front to include the installation of an integrated retractable awning with shop logo, a perforated stall riser panel, repainting of the facade and the display of 1x non illuminated projecting signage measuring 0.9m x 0.4m	Lorraine Murphy	Haggerston	Delegated	14-08-2025	Grant
2025/1419	5 Broadway Market, E8 4PH	Advertisement Consent	Advertisement consent for the display of shop logo (non illuminated) printed on fabric of proposed integrated retractable awning and the display of 1x non illuminated projecting signage measuring 0.9m x 0.4m	Lorraine Murphy	Haggerston	Delegated	14-08-2025	Grant
2025/1481	Eleanor Court, 140 Whiston Road, E2 8RR	Full Planning Permission	The replacement of timber framed windows with triple glazed uPVC to the front elevation and triple glazed uPVC windows to the rear, the works also include the replacement of rear timber framed patio and balcony doors to be replaced with triple glazed uPVC, along with replacing the rainwater goods with uPVC, fascia and soffits with uPVC.	Jonathan Bainbridge	Haggerston	Delegated	21-08-2025	Grant
2025/1522	1 Sutton Place, E9 6EH	Works to a Tree in Conservation Area Notification	T1 - Bay - Approximate dimensions Height 16m, spread 8m - Reduce height by up to 7m. Reduce lateral branches by 2-2.5m	Charles Michael	Homerton	Delegated	12-08-2025	No Objection
2025/1653	17 Daley Street, E9 6HP	Certificate of Lawful Development Existing/Proposed	Certificate of lawfulness for the proposed replacement of external wall cladding and external decking to match the existing.	Jonathan Bainbridge	Homerton	Delegated	19-08-2025	Grant
2025/1417	1a Clarence Place, E5 8HN	Discharge of Condition	Submission of details pursuant to condition 12 (Construction Logistics Plan) attached to planning permission ref: 2021/1833 dated 01/06/2022.	Christopher Poad	Homerton	Delegated	14-08-2025	Refuse
2024/1293	206a Mare Street, E8 3RD	Discharge of Condition	Submission of details pursuant to conditions 3 (detailed drawings),4 (delivery and servicing management plan), 5 (sound insulation), 7 (anti-vibration), and 11 (drainage) attached to planning permission 2022/0511 dated 03/11/2023.	Simone Ward	Homerton	Delegated	20-08-2025	Grant
2024/2304	67 - 69 Digby Road, E9 6HX	Certificate of Lawful Development Existing/Proposed	Existing use as a self contained dwelling (Use class C3)	Daniel Harley	Homerton	Delegated	24-07-2025	Refuse
2025/1230	Flat A, 12 Clapton Square, E5 8HP	Listed Building Consent	Listed Building Consent for the remodelling of the existing ground floor including; removal of the non-historic staircase which runs through the centre of the front and back rooms on the lower ground and ground floor; replacing the existing lower ground floor bathroom like for like; lowering the floor level in bathroom only and internal decorative works.	Lorraine Murphy	Homerton	Delegated	25-07-2025	Grant
2025/1316	2-4 Paul Street, EC2A 4JH	Discharge of Condition	Submission of details pursuant to condition 1 (details of noise limiting device) attached to appeal decision APP/U5360/W/24/3349094 dated 08/04/2025	Danny Huber	Hoxton East and Shoreditch	Delegated	01-08-2025	Grant
2024/0193	201 - 207 Shoreditch High Street, E1 6LG	Full Planning Permission	Temporary use of vacant land for an art-focused food and drink market (Class E); and associated installation of single-storey timber-clad shipping containers; erection of a covered seating structure; installation of projecting screen; cycle storage; and hard and soft landscaping.	Britney Ford	Hoxton East and Shoreditch	Delegated	31-07-2025	Grant

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2025/1235	28-36 Drysdale Street, N1 6LT	Full Planning Permission	Installation of roof mounted solar panels and condenser units and associated works.	Christopher Poad	Hoxton East and Shoreditch	Delegated	24-07-2025	Grant
2024/1687	Basement And Ground Floor, 141-143 Shoreditch High Street, E1 6JE	Full Planning Permission	The upgrade of the existing telecommunication base station, comprising the removal of 9 no. antennas from existing support poles and relocation of 3 no. antennas and installation of 3 no. replacement antennas on new pole mounts (replacing existing pole mounts), associated new and relocated rooftop radio equipment cabinets, located on a new steel grillage, together with a louvred plant screen and ancillary works.	Bronte Donato	Hoxton East and Shoreditch	Delegated	18-07-2025	Refuse
2025/0449	Eastside Educational Trust, Suite 16 Perseverance Works 37 Hackney Road E2 7NX	Full Planning Permission	Repair areas of damaged brickwork and repaint the front and side elevations of the building. Replace rotten Eastside front doors with smaller and lighter doors.	Bronte Donato	Hoxton East and Shoreditch	Delegated	01-08-2025	Granted - Standard Conditions
2025/0447	Eastside Educational Trust, Suite 16 Perseverance Works 37 Hackney Road E2 7NX	Advertisement Consent	Add a new Fascia Sign (Building Number) to the middle elevations. Add an illuminated new Fascia Sign (Company Name) lit from above applied to the front elevation. Add an illuminated Projection sign to the front elevation. Add a small welcome sign to the side elevation.	Bronte Donato	Hoxton East and Shoreditch	Delegated	01-08-2025	Granted - Standard Conditions
2025/0556	Ground To Third Floors, 43 Charlotte Road, EC2A 3PD	Listed Building Consent	Listed Building Consent for associated planning application Ref:2025/0342 for proposed change of use of first, second and third floors from Class E to two residential units (Class C3) involving first-floor rear extension and internal alterations.	Simon Brooksbank	Hoxton East and Shoreditch	Delegated	22-07-2025	Granted - Extra Conditions
2025/0342	Ground To Third Floors, 43 Charlotte Road, EC2A 3PD	Full Planning Permission	Proposed development associated with change of use of first, second and third floors from Class E to two residential units (Class C3) involving first-floor rear extension and internal alterations.	Simon Brooksbank	Hoxton East and Shoreditch	Delegated	18-07-2025	Granted - Extra Conditions
2025/0200	Montacute Yards, 185 - 186 Shoreditch High Street, E1 6HU	Discharge of Condition	Submission of details pursuant to condition 23 (Details of Kitchen Extraction) attached to permission 2017/0596 dated 18/05/18	Nick Bovaird	Hoxton East and Shoreditch	Delegated	30-07-2025	Grant
2025/1131	Pavement Outside Shoreditch High Street Telephone Exchange, London , E1 6HU	Full Planning Permission	Installation of "Pulse Smart Hub" with integrated digital screens.	Jonathan Bainbridge	Hoxton East and Shoreditch	Delegated	31-07-2025	Grant
2025/1126	Pavement Outside Shoreditch High Street Telephone Exchange, London , E1 6HU	Advertisement Consent	Installation of "Pulse Smart Hub" with integrated digital screens.	Jonathan Bainbridge	Hoxton East and Shoreditch	Delegated	31-07-2025	Grant
2025/1473	Second Floor Flat, 259 Kingsland Road, E2 8AS	Full Planning Permission	Mansard roof extension to existing flat	Lorraine Murphy	Hoxton East and Shoreditch	Delegated	15-08-2025	Refuse
2025/0180	Site at 19 Great Eastern Street and 9 Hewett Street, EC2A 3NN	Discharge of Condition	Discharge of condition 12 (Archaeology) of planning permission 2021/0406 (as amended), approved 18/10/2022 for the ""Demolition of existing office building and erection of new office building of 8 storeys (plus basement) with roof plant enclosure and erection of building for use as a hotel and associated restaurant facilities of 12 storeys (plus basement) with roof plant enclosure, public realm and other associated works""	Oliver Enticott	Hoxton East and Shoreditch	Delegated	18-07-2025	Grant
2025/0440	Site bounded by Shoreditch High Street; Holywell Lane; and King John Court Shoreditch High Street Hackney LONDON E1 6HU	Non-Material Amendment	Non-material amendment to permission 2012/3792 dated 29/08/14 (as amended by NMA 2017/1373) to alter elevation details and materials to Block G.	Nick Bovaird	Hoxton East and Shoreditch	Delegated	11-08-2025	Grant

Application Reference	Location Description	Application Type	Development Description	Officer Name	Ward	Decision Level	Decision Date	Decision
2025/0424	Site bounded by Shoreditch High Street; Holywell Lane; and King John Court Shoreditch High Street Hackney LONDON E1 6HU	Discharge of Condition	Submission of details pursuant to Condition 9 (Block G Materials and Design Details) of planning permission 2012/3792 dated 29 August 2014 (as amended by NMA 2017/1373).	Nick Bovaird	Hoxton East and Shoreditch	Delegated	11-08-2025	Grant
2022/1372	Unit 7, Canalside Studios, 2 - 4 Orsman Road, N1 5FB	Full Planning Permission	Partial change of Use from Sui generis to Use Class E (a) retail shop, new window and new door to front elevation	Micheal Garvey	Hoxton East and Shoreditch	Delegated	17-07-2025	Refuse
2025/1296	23 Bevenden Street, N1 6BH	Certificate of Lawful Development Existing/Proposed	Certificate of lawful development for use of the building as three dwellinghouses (Use Class C3).	Zarreen Hadadi	Hoxton West	Delegated	29-07-2025	Grant
2025/1319	25, 27,29,31,33 Corsham Street, N1 6DR	Full Planning Permission	Creation of additional floorspace through the erection of a double-height rear dormer on each of the following properties Nos. 25, 27,29,31,33 Corsham Street.	Jonathan Bainbridge	Hoxton West	Delegated	20-08-2025	Grant
2022/1839	Land On Buckland Street, N1 6TR	Non-Material Amendment	Non material amendment to planning permission ref 2020/1576 dated 11/03/2020 comprising amendments to the Energy Strategy Design from individual communal heating systems in each Villa to a centralised communal heating system. Installation of 6 no. Air Source Heat Pumps on Villa B.	Alix Hauser	Hoxton West	Delegated	17-07-2025	Grant
2025/1676	Sub Block 1 To 7 Odd Godwin Close, Hackney, N1 7HY	Works to a Tree in Conservation Area Notification	T1-7 (2-9 on attached map) are semi mature London plane, they have previously been pollarded and maintained at the height of approximately 6m, they were last pollarded in 2021 and are now overdue for pollarding now. This will be returning them to the previously reduced points.	Charles Michael	Hoxton West	Delegated	13-08-2025	Grant
2025/1332	133 Homerton High Street, E9 6AS	Advertisement Consent	Advertisement consent to display no. 1 internally illuminated fascia sign measuring 0.8 x 5.8m.	Britney Ford	Kings Park	Delegated	01-08-2025	Grant
2025/1454	180 Rushmore Road, E5 0HB	Householder Planning Consent	Proposed ground floor side/rear extensions, mansard roof extension and all associated works	Zarreen Hadadi	Kings Park	Delegated	15-08-2025	Grant
2025/1500	59 Lockhurst Street, E5 0AP	Non-Material Amendment	Non material amendment to planning permission ref APP/U5360/D/24/3347159 dated 07/11/2024 comprising the addition of a skylight to the roof of the ground floor rear extension.	Britney Ford	Kings Park	Delegated	17-07-2025	Grant
2025/1474	Basement And Ground Floor Flat A, 169 Glenarm Road, E5 0NB	Full Planning Permission	Insertion of timber framed oriel window to lower ground floor rear elevation	Jonathan Bainbridge	Kings Park	Delegated	20-08-2025	Grant
2025/1564	Boiler House, Belper Court, 1 Pedro Street, E5 0BE	Non-Material Amendment	Non material amendment to planning permission 2017/3512 (as amended) dated 08/08/2018, comprising changes to the development description to remove reference to the building height and add a condition in this regard; and to change the number of residential units from 28 to 26 to reflect the approved drawings.	Nick Bovaird	Kings Park	Delegated	13-08-2025	Granted - Extra Conditions
2025/1579	Sorsby Medical Practice, 3 Mandeville Street, E5 0DH	Discharge of Condition	Submission of details pursuant to conditions 17 (Demolition Management Plan) and 18 (Demolition Logistics Plan) of planning permission 2021/2341 dated 12/01/2023 (as amended by 2023/0349 dated 07/08/2023).	Alix Hauser	Kings Park	Delegated	11-08-2025	Grant
2025/1334	12 Colenso Road, E5 0SL	Householder Planning Consent	Erection of a single storey side extension at lower ground floor level, a rear roof dormer extension and a roof extension above the outrigger.	Danny Huber	Lea Bridge	Delegated	01-08-2025	Grant
2025/1105	140 Mildenhall Road, E5 0RZ	Householder Planning Consent	Excavation of existing basement, minor built projection to encase new bifold window at rear. Replace glass door to garden. Installation of new roof lights and relocation of window at second floor level.	Jonathan Bainbridge	Lea Bridge	Delegated	01-08-2025	Grant

Application Reference	Location Description	Application Type	Development Description	Officer Name	Ward	Decision Level	Decision Date	Decision
2025/1273	70 Lea Bridge Road, E5 9QD	Certificate of Lawful Development Existing/Proposed	Lawful Development Certificate for erection of rear dormer and outrigger extension and 3 no. front rooflights	Zarreen Hadadi	Lea Bridge	Delegated	06-08-2025	Grant
2025/1320	9 Newick Road, E5 0RP	Householder Planning Consent	Erection of ground floor rear extension.	Simone Ward	Lea Bridge	Delegated	01-08-2025	Grant
2025/1307	Flat A, 54 Lower Clapton Road, E5 0RN	Full Planning Permission	Replacement of front and rear timber windows with uPVC windows	Danny Huber	Lea Bridge	Delegated	31-07-2025	Grant
2025/1611	The Arcelor Mittal Orbit, Queen Elizabeth Olympic Park, 3 Thornton Street, E20 2AD	Adjoining Borough Observations	Notification from LB Newham of application 25/01443/FUL Cross-boundary application for detailed planning permission for the installation of launch platform to the existing ArcelorMittal Orbit structure within the London Borough of Newham and construction of a return tower within the London Borough of Tower Hamlets to support a new zip line visitor attraction	Robert Brew	London Borough of Newham (N)	Delegated	18-08-2025	No Objection
2025/1271	108 Middleton Road, E8 4LN	Householder Planning Consent	Insertion of two small bathroom windows on the eastern side elevation, one at ground floor and one at the first floor.	Bronte Donato	London Fields	Delegated	28-07-2025	Grant
2025/1076	131 Middleton Road, E8 4LL	Householder Planning Consent	Erection of single storey outbuilding in rear garden	Micheal Garvey	London Fields	Delegated	07-08-2025	Grant
2025/1646	15 Albion Drive, E8 4LX	Works to a Tree in Conservation Area Notification	T1 Paulownia, reduce by 1m T2 Magnolia, reduce by 1m T3, T4 Apple, reduce by 1m All works cyclical maintenance	Charles Michael	London Fields	Delegated	13-08-2025	No Objection
2025/1218	282 - 290 Richmond Road, E8 3QW	Full Planning Permission	Change of use from Class F1(a) Educational to Class E(d) indoor, sport, recreation and fitness for use as a gym, along with the installation of new entrance doors.	Jonathan Bainbridge	London Fields	Delegated	14-08-2025	Refuse
2025/1671	3 Albion Terrace, E8 4ER	Works to a Tree in Conservation Area Notification	T1 - Cherry. Tree is old and now contains a lot of deadwood. One stem (half the tree) has recently died. Tree owner is concerned about the stability of the tree, but wants to maintain as much as possible. Therefore we will remove the deadwood, and reduce the remaining canopy to reduce the risk of it hitting the house or the neighbours garden if it does fall.	Charles Michael	London Fields	Delegated	13-08-2025	No Objection
2024/2824	52 Lavender Grove, E8 3LS	Householder Planning Consent	Erection of single storey ground floor side and rear extension, replacement of outbuilding with new outbuilding	Micheal Garvey	London Fields	Delegated	15-08-2025	Granted - Extra Conditions
2025/1547	54 Mapledene Road, E8 3LE	Non-Material Amendment	Non-material amendment to planning permission ref 2024/2586 dated 17/01/2025 comprising amendments to the location and number of external units.	Jonathan Bainbridge	London Fields	Delegated	01-08-2025	Grant
2025/1402	57 Lavender Grove, E8 3LR	Works to a Tree in Conservation Area Notification	T1 Lime crown reduce to previous points, approx. 1m. Cyclical maintenance	Charles Michael	London Fields	Delegated	22-07-2025	No Objection
2025/1619	68 Lavender Grove, E8 3LS	Works to a Tree in Conservation Area Notification	T1 - Rowan -height approx. 6m, spread approx. 5m- reduce crown to previous reduction points (2m branch removal). Thin crown by 10-15%, crown lift by 0.5m-1m	Charles Michael	London Fields	Delegated	12-08-2025	No Objection
2025/1536	72 Lavender Grove, E8 3LS	Householder Planning Consent	Erection of a ground floor rear and side extension.	Britney Ford	London Fields	Delegated	20-08-2025	Grant
2025/1239	89 Mapledene Road, E8 3LL	Discharge of Condition	Submission of details pursuant to Conditions 4 (SuDS) and 5 ( Flood Resilience Measures ) of planning permission 2024/1013 dated 08-07-2024.	Britney Ford	London Fields	Delegated	17-07-2025	Grant

Application Reference	Location Description	Application Type	Development Description	Officer Name	Ward	Decision Level	Decision Date	Decision
2025/1217	Basement And Ground Floor Flat, 8 St Philips Road, E8 3BP	Full Planning Permission	Alterations to rear access including enlargement of existing opening, replacement of existing door with glazed screen and timber french doors.	Britney Ford	London Fields	Delegated	17-07-2025	Grant
2024/2621	E8 Fish, Railway Arch, 348 - 349 Bocking Street, E8 3RU	Full Planning Permission	Change of use of Arches 348-349 Bocking Street to flexible commercial use (Class E(g)) with ancillary cafe / restaurant use (Class E(b)).	Lorraine Murphy	London Fields	Delegated	01-08-2025	Refuse
2025/1060	Flat B, 97 Middleton Road, E8 4LN	Full Planning Permission	Replacement of slate roof and insertion of new roof light to rear roof slope	Lasse Lottgen	London Fields	Delegated	31-07-2025	Grant
2025/0338	Pow Pow Kakigori, 46 - 48 Broadway Market, E8 4QJ	Advertisement Consent	Retention of advertisement signage at fascia level.	Micheal Garvey	London Fields	Delegated	24-07-2025	Refuse
2025/1480	12 Prince George Road, N16 8BY	Certificate of Lawful Development Existing/Proposed	Rear roof extension, an extension to the roof of the existing two-storey outrigger, three rooflights to the front roof pitch, and a single rooflight to the rear outrigger.	Lasse Lottgen	Shacklewell	Delegated	19-08-2025	Grant
2025/1467	24 Barretts Grove, N16 8AR	Certificate of Lawful Development Existing/Proposed	Application for a Lawful Development Certificate (Proposed) for the erection two rear infill extensions at ground floor level and the erection of a rear roof dormer.	Lorraine Murphy	Shacklewell	Delegated	18-08-2025	Grant
2025/1559	The Garden Wordsworth Road, N16 8BZ	Works to Tree with Preservation Order	TPO 2 of 2011. Location of trees: School site. Proposed works include: No. 3 - Dead - Fell and grind stump. No. 4 - Whitebeam H5 S2 stem dia 140mm - Fell and grind stump. No. 15 - Acer H7 S1 stem dia 90mm - Fell as close as possible to ground level. No. 17 - Acer H7 S1 stem dia 80mm - Fell as close as possible to ground level. No. 20 - Birch H8 S3 MS - Fell as close as possible to ground level. No. 31 - Silver birch H13 S3 stem dia 190mm - Cut back from structure to provide a minimum of 1m clearance.	Charles Michael	Shacklewell	Delegated	21-08-2025	Grant
2025/1369	1 Hurstdene Gardens, N15 6NA	Householder Planning Consent	Demolition of the rear conservatory, part ground floor extension and part side extensions. Erection of part single, part two-storey side and rear extensions and alterations to front porch. Loft conversion with rear dormer and skylights within the roof slope.	Jonathan Bainbridge	Springfield	Delegated	11-08-2025	Grant
2025/1407	13 Stanard Close, N16 5EH	Prior approval - Enlargement of a Dwellinghouse	Prior approval for erection of two additional storeys (with a maximum height of 5.13m) to existing two storey dwellinghouse (maximum overall height of 13.15m )	Micheal Garvey	Springfield	Delegated	07-08-2025	Granted - Extra Conditions
2025/1199	145 Mount Pleasant Lane, Hackney,	Householder Planning Consent	Proposed basement excavation; insertion of front door; erection of a ground floor wrap-around extension with sukkah roof and rear roof dormer	Zarreen Hadadi	Springfield	Delegated	12-08-2025	Grant
2025/1651	2 Ashtead Road, E5 9BH	Householder Planning Consent	Erection of roof extensions comprising of a hip-to-gable extension, a rear, and two front dormers	Bronte Donato	Springfield	Delegated	15-08-2025	Granted - Extra Conditions
2025/0979	20 Alcester Crescent, E5 9PX	Householder Planning Consent	Erection of a single storey floor wrap-around extension to the rear of the property at ground level.	Lasse Lottgen	Springfield	Delegated	24-07-2025	Grant
2025/1562	20 Mount Pleasant Lane, E5 9DN	Prior approval - Enlargement of a Dwellinghouse	6m deep by 3m high ground floor rear extension	Bronte Donato	Springfield	Delegated	19-08-2025	Grant
2025/1385	22 Mount Pleasant Lane, E5 9DN	Prior approval - Enlargement of a Dwellinghouse	6m deep by 3m high rear extension	Bronte Donato	Springfield	Delegated	21-08-2025	Grant
2025/1379	22 Mount Pleasant Lane, E5 9DN	Prior approval - Enlargement of a Dwellinghouse	6m deep by 3m high rear/side infill extension	Bronte Donato	Springfield	Delegated	21-08-2025	Grant

Application Reference	Location Description	Application Type	Development Description	Officer Name	Ward	Decision Level	Decision Date	Decision
2025/1361	22 Mount Pleasant Lane, E5 9DN	Householder Planning Consent	Rear dormer roof extension.	Bronte Donato	Springfield	Delegated	30-07-2025	Granted - Extra Conditions
2025/1075	27 Warwick Grove, E5 9HX	Full Planning Permission	Excavation to provide basement level; creation of lightwells to front and side with stairwell for emergency egress.	Jonathan Bainbridge	Springfield	Delegated	21-08-2025	Grant
2025/1418	31 Spring Hill, E5 9BE	Full Planning Permission	Erection of a joint (29 & 31 Spring Hill) full width ground floor rear extension with sukkah roof and part first floor rear extensions	Lasse Lottgen	Springfield	Delegated	12-08-2025	Grant
2025/1359	31 Spring Hill, E5 9BE	Certificate of Lawful Development Existing/Proposed	Hip to gable roof alteration and the erection of a rear dormer with insertion of rooflights	Lasse Lottgen	Springfield	Delegated	08-08-2025	Grant
2025/1228	32-34 Castlewood Road, N16 6DW	Full Planning Permission	Erection of an additional storey and roof extensions to nos. 32 and 34 Castlewood Road; associated elevational alterations	Danny Huber	Springfield	Delegated	22-07-2025	Grant
2025/1641	33 Knightland Road, E5 9HR	Prior Notification - Larger Home Extension	Prior approval for a larger homes extension for the construction of a ground floor rear extension with a depth of 6m, eaves height of 3m and maximum height of 3m.	Danny Huber	Springfield	Delegated	21-08-2025	Prior Approval Not Required
2025/1229	37 Spring Hill, E5 9BL	Householder Planning Consent	Erection of a two storey side extension and a single storey ground floor rear extension	Christopher Poad	Springfield	Delegated	24-07-2025	Grant
2025/1508	4 Stanard Close, N16 5EH	Certificate of Lawful Development Existing/Proposed	Proposed erection of a front porch and installation of a front window.	Jonathan Bainbridge	Springfield	Delegated	21-08-2025	Grant
2025/1330	44 Northfield Road, Hackney,	Prior approval - Enlargement of a Dwellinghouse	Prior Approval for a Larger Homes Extension for the erection of single storey ground floor rear extension measuring up to 6.0m deep, 4.0m maximum height and 3.0m maximum eaves height.	Lasse Lottgen	Springfield	Delegated	05-08-2025	Grant
2025/1292	60 Moundfield Road, N16 6TB	Prior approval - Enlargement of a Dwellinghouse	Prior approval for a larger homes extension for the erection of a single storey ground floor rear extension measuring up to 6.0m in depth, 3.0m height to eaves, and 3.5m maximum height.	Britney Ford	Springfield	Delegated	30-07-2025	Grant
2025/1429	7 Lebourne Road, N16 6SU	Prior approval - Enlargement of a Dwellinghouse	6m deep by 3m high ground floor rear extension	Bronte Donato	Springfield	Delegated	21-08-2025	Grant
2025/1365	77-79 Leadale Road, N16 6DG	Certificate of Lawful Development Existing/Proposed	Lawful Development Certificate for erection of outbuildings to rear	Zarreen Hadadi	Springfield	Delegated	11-08-2025	Grant
2025/1277	82 Darenth Road, N16 6ED	Full Planning Permission	Construction of a first-floor side extension; part first floor rear extension; erection of a wrap-around dormer to the front and side slope; a rear dormer and dual pitched dormer to the side slope.	Britney Ford	Springfield	Delegated	01-08-2025	Grant
2025/1265	82 Darenth Road, N16 6ED	Full Planning Permission	Construction of a first-floor side extension; erection of a wrap-around dormer to the front and side slope; a rear dormer and dual pitched dormer to the side slope.	Britney Ford	Springfield	Delegated	01-08-2025	Grant
2025/1243	84 Upper Clapton Road, E5 9JP	Full Planning Permission	Installation of glazed infill and retractable roof to rear beer garden terrace.	Britney Ford	Springfield	Delegated	17-07-2025	Grant
2025/1325	Block 69 To 79 Odd Moundfield Road, Hackney, N16 6TD	Full Planning Permission	Construction of a single storey ground floor rear extension.	Britney Ford	Springfield	Delegated	13-08-2025	Grant
2025/1409	Ground Floor Rear Flat, 24 Portland Avenue, N16 6ET	Full Planning Permission	Proposed ground floor rear extension (for flat 1)	Zarreen Hadadi	Springfield	Delegated	14-08-2025	Grant
2025/1335	1 Bethune Road, N16 5BW	Full Planning Permission	Replacement of the existing timber and uPVC fenestration and doors with timber fenestration and doors	Daniel Harley	Stamford Hill West	Delegated	20-08-2025	Granted - Standard Conditions

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2025/1440	1 Royal Close, N16 5SE	Householder Planning Consent	Replacement storage shed to front garden	Danny Huber	Stamford Hill West	Delegated	19-08-2025	Grant
2025/1360	19 Fairholt Road, N16 5EW	Full Planning Permission	Joint application for the erection of a first floor rear extension to the rear outriggers of Nos. 17 and 19 Fairholt. The proposal also includes a second floor rear extension to the outrigger and the installation of a door at ground floor level to the rear elevation at No. 19, along with the relocation of the sukkah roof at No. 17.	Lorraine Murphy	Stamford Hill West	Delegated	07-08-2025	Grant
2025/1408	7 Northfield Road, N16 5RL	Prior approval - Enlargement of a Dwellinghouse	Two 6m by 4m high (3m to the eave) rear/side extensions	Bronte Donato	Stamford Hill West	Delegated	21-08-2025	Grant
2025/1261	89a Fairholt Road, N16 5EP	Full Planning Permission	Erection of a roof extension above the existing rear outrigger	Danny Huber	Stamford Hill West	Delegated	25-07-2025	Grant
2024/0574	9 Lordship Park, N16 5UN	Full Planning Permission	Construction of a single new 2 storey dwelling house across basement and ground level, erection of new boundary treatment and associated works.	Lorraine Murphy	Stamford Hill West	Delegated	28-07-2025	Grant
2025/1248	11 Bouverie Road, N16 0AH	Householder Planning Consent	Proposed recessed side extension to create a new bathroom and ensuite.	Zarreen Hadadi	Stoke Newington	Delegated	24-07-2025	Grant
2025/0501	118 Nevill Road, N16 0SX	Discharge of Condition	Submission of details pursuant to condition 3 (sustainable drainage) attached to planning permission 2024/2541 dated 11/02/2025.	Simon Brooksbank	Stoke Newington	Delegated	21-08-2025	Grant
2025/1615	14 Evering Road, N16 7QJ	Works to Tree with Preservation Order	TPO 4 of 2025. Proposed removal of trees T001 (Lime Sp Tree) and T002 (Sycamore Tree) due to structural damage to party wall and health and safety risks.	Charles Michael	Stoke Newington	Delegated	21-08-2025	Grant
2025/1222	15 Batley Road, N16 7NP	Discharge of Condition	Submission of details pursuant to conditions 4 (Green Roof) and 5 (Suds) attached to planning permission ref 2025/0277 dated 07/04/2025.	Bronte Donato	Stoke Newington	Delegated	21-07-2025	Grant
2025/1442	34 Yoakley Road, N16 0BA	Householder Planning Consent	Erection of side, rear extensions at ground and first floor level and roof extension, new triple glazed sash style windows to match and replace existing sash windows, installation of solar panels to the new roof extension and installation of an air source heat pump.	Jonathan Bainbridge	Stoke Newington	Delegated	19-08-2025	Grant
2025/0999	4 - 6 Walford Road, N16 8ED	Full Planning Permission	Replacement of existing single glazed timber framed windows with double glazed timber framed windows.	Daniel Harley	Stoke Newington	Delegated	23-07-2025	Granted - Standard Conditions
2025/0944	45 Stoke Newington Church Street, N16 0NX	Full Planning Permission	Demolition of rear storage unit and the erection of a rear extension.	Jonathan Bainbridge	Stoke Newington	Delegated	14-08-2025	Grant
2025/1380	49 Harcombe Road, N16 0RX	Householder Planning Consent	Proposed single-storey ground-floor rear and side extension.	Lorraine Murphy	Stoke Newington	Delegated	12-08-2025	Grant
2025/1428	53 Dynevor Road, N16 0DL	Householder Planning Consent	Proposed single storey rear extension and side glass roof wraparound extension	Zarreen Hadadi	Stoke Newington	Delegated	18-08-2025	Refuse
2025/1426	53 Dynevor Road, N16 0DL	Certificate of Lawful Development Existing/Proposed	Lawful Development Certificate for erection of rear roof outrigger extension, 1 No. rooflight and 1 No. roof lantern	Zarreen Hadadi	Stoke Newington	Delegated	12-08-2025	Grant
2025/1142	56 Batley Place, N16 7NS	Householder Planning Consent	Alterations to the front and rear elevations, including changes to existing fenestration and doors, and the erection of a second floor extension.	Lorraine Murphy	Stoke Newington	Delegated	05-08-2025	Grant

Application Reference	Location Description	Application Type	Development Description	Officer Name	Ward	Decision Level	Decision Date	Decision
2025/1430	6 Foulden Terrace, N16 7UT	Certificate of Lawful Development Existing/Proposed	Proposed erection of a front roof extension.	Jonathan Bainbridge	Stoke Newington	Delegated	14-08-2025	Refuse
2025/1310	64 Kynaston Road, N16 0ED	Householder Planning Consent	Proposed erection of a Mansard Roof Extension	Zarreen Hadadi	Stoke Newington	Delegated	18-08-2025	Grant
2025/1411	7 Kynaston Road, N16 0EA	Prior approval - Enlargement of a Dwellinghouse	6m deep by 3m high Single storey rear/side extension	Bronte Donato	Stoke Newington	Delegated	20-08-2025	Grant
2025/1326	84 Lordship Road, N16 0QP	Householder Planning Consent	Retrospective application for the retention and repositioning of an existing yurt in the rear garden, including a reduction in height, removal of the existing flue, and additional landscaping.	Britney Ford	Stoke Newington	Delegated	14-08-2025	Grant
2025/1413	85 Listria Park, N16 5SP	Certificate of Lawful Development Existing/Proposed	Proposed erection of rear dormer roof extension, erection of rear roof extension in the resultant roof and installation of two front roof lights.	Jonathan Bainbridge	Stoke Newington	Delegated	20-08-2025	Grant
2025/1004	Flat A, 8 - 10 Walford Road, N16 8ED	Full Planning Permission	Replacement of timber windows with new timber windows and replace front and side door with new doors	Daniel Harley	Stoke Newington	Delegated	23-07-2025	Granted - Standard Conditions
2024/2614	Flat C, 216 Stoke Newington High Street, N16 7HU	Full Planning Permission	Erection of a mansard style roof extension.	Simon Brooksbank	Stoke Newington	Delegated	25-07-2025	Grant
2025/1175	101 Lauriston Road, E9 7HJ	Full Planning Permission	Replacement of existing steel door with uPVC window and brickwork to rear elevation; and installation of air conditioning condenser to rear side elevation.	Britney Ford	Victoria	Delegated	17-07-2025	Grant
2025/1387	167 Victoria Park Road, E9 7JL	Works to a Tree in Conservation Area Notification	T1 - English Elm tree: Reduce height by approx 2m from branch tips, to previous pruning points. Reduce lateral spread by approx 2.5m from branch tips to previous pruning points. Retain some furnishing growth.	Charles Michael	Victoria	Delegated	21-07-2025	No Objection
2025/1441	169 Victoria Park Road, E9 7JL	Works to a Tree in Conservation Area Notification	T1 Eucalyptus tree: Reduce height by approx 4m from branch tips back to previous pruning points. Reduce lateral growth by approx 2m from branch tips back to previous pruning points. Retain furnishing growth. Remove epicormic growth on main trunk to crown break. T2 Fig tree: Fell fig tree to ground level. Replacement tree will be arranged.	Charles Michael	Victoria	Delegated	22-07-2025	No Objection
2025/1410	17 Warneford Street, E9 7NG	Full Planning Permission	Excavation of front lightwell; elevational alterations including replacement windows, insertion of oriel window and enlarged window to rear, insertion of roof lights to rear roof slope; boundary treatment and landscaping alterations; amalgamation of two flats into a single dwelling	Danny Huber	Victoria	Delegated	18-08-2025	Grant
2025/1285	27 Christchurch Square, E9 7HU	Certificate of Lawful Development Existing/Proposed	Application for a Lawful Development Certificate (Proposed) for the erection of a single-storey rear infill extension, installation of 4 skylights to the rear extensions, 8 solar panels to the front roof, 2 skylights to the rear roof and alterations to the existing garage, and associated works.	Lorraine Murphy	Victoria	Delegated	23-07-2025	Grant
2025/1576	27 Fremont Street, E9 7NQ	Works to a Tree in Conservation Area Notification	T1 - Sycamore - front property, remove to ground level. Recommended in report - 251431   REF Tree growing in small retaining wall, pushing wall and causing cracks. Limited life in current planting situation. A1 - Group of 3 bay trees, reduce by 3m to form formal hedge, trim sides.	Charles Michael	Victoria	Delegated	12-08-2025	No Objection

Application Reference	Location Description	Application Type	Development Description	Officer Name	Ward	Decision Level	Decision Date	Decision
2025/1528	44 Groombridge Road, E9 7DP	Discharge of Condition	Submission of details pursuant to conditions 4 (Tree protection Plan and Arboricultural method statement), 5 (Tree protection), 6 (Root Protection) and 7 (Arboricultural Monitoring) attached to planning permission 2024/2193 dated 13/05/2025	Lorraine Murphy	Victoria	Delegated	14-08-2025	Grant
2025/1583	59 Warneford Street, E9 7NG	Non-Material Amendment	Non material amendment to planning permission ref 2025/0512 dated 20/05/2025 comprising alterations to windows on the first floor rear elevation and doors on the lower ground floor rear elevation.	Britney Ford	Victoria	Delegated	01-08-2025	Grant
2025/1100	7 Wetherell Road, E9 7DB	Householder Planning Consent	Erection of single storey rear extension	Lasse Lottgen	Victoria	Delegated	24-07-2025	Grant
2025/0781	Land Adj. 19 Skipworth Road London E9 7JH	Full Planning Permission	Erection of an end-of-terrace, single storey above basement level dwelling with associated bin store, bike store, photovoltaic panels, air source heat pumps, landscaping works and the creation of an on-site parking space.	Christopher Poad	Victoria	Delegated	13-08-2025	Refuse
2025/0882	The Lauriston Pub, The Lauriston, 162 Victoria Park Road, E9 7JN	Certificate of Lawful Development Existing/Proposed	Certificate of Lawfulness for use of existing 8-rooms on First and Second Floors as guest accommodation on a short-term basis	Zarreen Hadadi	Victoria	Delegated	30-07-2025	Grant
2025/0789	116 Bethune Road, N16 5DU	Full Planning Permission	Erection of part single and part two-storey rear extension	Zarreen Hadadi	Woodberry Down	Delegated	22-07-2025	Grant
2025/1088	13 Denver Road, N16 5JL	Certificate of Lawful Development Existing/Proposed	Application for a Lawful Development Certificate (Proposed) for the erection of a dormer extension over rear roof slope and outrigger.	Simon Brooksbank	Woodberry Down	Delegated	15-08-2025	Grant
2023/1954	14 to 40 Newton Close and 456 to 484 Seven Sisters Road, N4 2RQ	Discharge of Condition	Submission of details pursuant to condition 21 (Piling Method Statement) attached to planning permission 2021/2732 dated 21/02/2023.	Alix Hauser	Woodberry Down	Delegated	06-08-2025	Grant
2025/0859	152 Bethune Road, N16 5DS	Full Planning Permission	Change of use from HMO (C4 use) to a synagogue (F1 use) with ancillary offices and erection of a part single part double storey rear extension, cycle and refuse storage provision and alterations to rear fenestration	Lasse Lottgen	Woodberry Down	Delegated	01-08-2025	Refuse
2025/0701	410 Seven Sisters Road, N4 2LX	Certificate of Lawful Development Existing/Proposed	Certificate of Lawfulness (Existing) for six self contained flats	Sam Dargue	Woodberry Down	Delegated	19-08-2025	Grant
2025/1225	Flat 1, 4 Portland Rise, N4 2PP	Discharge of Condition	Submission of details pursuant to Conditions 3 (Green Roof), 4 (flood resilience measures) and 5 (SuDS) of planning permission 2023/0021 dated 06/03/2023.	Britney Ford	Woodberry Down	Delegated	17-07-2025	Grant
2025/1329	Flat A, 16 Denver Road, N16 5JH	Full Planning Permission	Erection of a single storey rear extension.	Jonathan Bainbridge	Woodberry Down	Delegated	19-08-2025	Grant
2025/0100	Flat B, 43 Cranwich Road, N16 5HZ	Householder Planning Consent	Retrospective application for the creation of a ground floor roof terrace at rear and installation of privacy screen.	Britney Ford	Woodberry Down	Delegated	20-08-2025	Grant
2025/1554	Site known as Phase 4 — Land bounded by Seven Sisters Road, rear of St. Olave's Church, Woodberry Down and Woodberry Grove, N4	Discharge of Condition	Submission of details pursuant to condition 61 (Phasing of Works) attached to planning application 2023/2371 dated 18th July 2024.	James Bellis	Woodberry Down	Delegated	29-07-2025	Grant

Application Reference	Location Description	Application Type	Development Description	Officer Name	Ward	Decision Level	Decision Date	Decision
2025/1014	Site Known As Phase 4, Land Bounded By Seven Sisters Road, Rear Of St. Olave's Church, Woodberry Down And Woodberry Grove, N4	Discharge of Condition	Submission of partial details in relation to Condition 35 (Phase 4 Remediation and Verification only) of 2023/2371 dated 18/07/2024.	James Bellis	Woodberry Down	Delegated	31-07-2025	Grant
2025/1015	Street Record Woodberry Down, Woodberry Grove, N4	Discharge of Condition	Submission of details in relation to Condition 32 (Site Levels (Land and Floor)) of 2023/2371 dated 18/07/2024	James Bellis	Woodberry Down	Delegated	29-07-2025	Grant
2025/1717	The Castle Climbing Centre Green Lanes, N4 2HA	Works to a Tree in Conservation Area Notification	Horse chestnut (T1)- raise crown to 6m, removing low pendulous growth, no whole branches. Maximum diameter cut will be 7cm. To reduce end loading on low over extended limbs, and let more light into community growing area. Sycamore (T2) - reduce low pendulous growth on south side by 3m. To get more light into community growing area below.	Charles Michael	Woodberry Down	Delegated	18-08-2025	No Objection
2025/1323	The West Reservoir Centre Green Lanes, N4 2HA	Discharge of Condition	Submission of details pursuant to condition 3 (details of materials) attached to permission ref 2023/2683 dated 12/08/2024	Danny Huber	Woodberry Down	Delegated	12-08-2025	Grant
2025/1718	Vishnitz Community Girls School, 49 Amhurst Park, N16 5DL	Works to Tree with Preservation Order	T1: Large lime x 4: Reduce height by no more than 2.5metres and lateral spread by no more than 1.5 metres. Crown lift by no more than 1.5metres. Reason for works: Regular tree maintenance	Charles Michael	Woodberry Down	Delegated	18-08-2025	Grant