

Hackney Council
Planning and Regulatory Services
2 Hillman Street
London E8 1FB
www.hackney.gov.uk
Hackney Reference: 2017/3600

Lisa Shell - Rio Cross Residents
Association

04 April 2018

Dear Sir/Madam

**Town and Country Planning (Development Management Procedure) (England)
Order 2015**

Application Number: 2017/3600
Site Address: 130 Kingsland High Street
Hackney
LONDON
E8 2NS

Development Description:

Demolition of existing building and redevelopment to provide a ground floor retail unit (Class A1) and a Hotel (C1 use) with ancillary reception at ground floor level and co-working and cafe floorspace at lower ground floor level in a building ranging from 3 to 6 storeys”

I write with reference to the above mentioned planning application. I wish to advise you that the Council, having had regard to the nature of the application, the relevant planning policies and all of the comments received from interested parties, has decided to grant planning permission with the following conditions:

CONDITIONS TABLE

1Development in accordance with plans

The development hereby permitted shall only be carried out and completed strictly in accordance with the submitted plans hereby approved and any subsequent approval of details.

REASON: To ensure that the development hereby permitted is carried out in full accordance with the plans hereby approved.

NSC

2Commencement 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.

NSC

3Approval of Materials

Full details, including samples, of the materials to be used on the external surfaces of the building, including glazing, shall be submitted to 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 visual amenity of the area. It should be noted that the Planning Sub-Committee has requested that the submitted facing material samples are reported to them for approval.

NSC

4Details to be approved

Detailed drawings, full particulars and if deemed required, mock ups of the proposed development showing the matters set out below must be submitted to and approved by the Local Planning Authority, in writing, before any work is commenced. The development shall not be carried out otherwise than in accordance with the details thus approved. Details shall include:

Proposed brick at 1:20

Metal panel cladding system at 1:20

Window and metal panel cladding Joints at 1:5

External doors and windows at 1:20

Windows and doors stone frames at 1:20

Courtyard pavement at 1:20

Services access door on Sandringham Road at 1:20

Balustrades and balcony facades at 1:20

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.

NSC

5Demolition and Construction Management Plan

Before any works associated with the application hereby approved begin, a detailed Demolition and Construction Management Plan covering the matters set out below shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the details and the approved measures shall be maintained throughout the entire demolition and construction period. This shall include (but not limited to);

a) details of measures to handle contaminants such as asbestos during demolition, noise control measures and measures to preserve air quality;

b) A Demolition and Construction Logistics Plan to include the following; the construction programme/ timescales; the number/ frequency and size of construction vehicles; construction traffic route; location of deliveries; pedestrian and vehicular access arrangements; any temporary road/ footway closures during the construction period; and

c) A demolition and construction waste management plan setting out how resources will be managed and waste controlled at all stages during a construction project.

REASON: To avoid hazard and obstruction being caused to users of the public highway, canal, and in the interest of public safety and amenity.

NSC

6 Drainage Strategy

Development shall not commence until detailed specification hydraulic calculations and a management & maintenance plan of the proposed sustainable drainage system including the greenroof (with substrate depth of at least 80mm not including vegetative mats), permeable paving, underground attenuation tank and the flow control system have been submitted and approved by the LPA in consultation with the SuDS officer and Thames Water. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

REASON: The development may lead to flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community.

NSC

7 Tree Protection Method Statement

Prior to the commencement of works on the development hereby approved, a tree protection method statement demonstrating how the adjacent tree will be protected during the construction phase of the development, shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To safeguard established trees on Sandringham Road.

NSC

8 Landscaping Details

A landscaping scheme illustrated on detailed drawings shall be submitted to and approved by the Local Planning Authority, in writing, prior to the commencement of works to the superstructure (excluding works of demolition and site clearance), for the planting of trees and shrubs showing species, type of stock, numbers of trees and shrubs to be included and showing areas to be grass seeded or turfed; all landscaping in accordance with the scheme, when approved, 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, and shall be maintained to the satisfaction of the Local Planning Authority for a period of ten years, such maintenance to include the replacement of any plants that die, or are severely damaged, seriously diseased, or removed.

REASON: To accord with the requirements of Section 197(a) of the Town and Country Planning Act 1990 and to provide reasonable environmental standards in the interests of the appearance of the site and area.

NSC

9 Wheelchair Accessible Hotel Units

Before the commencement of works to the superstructure, excluding any demolition works and site clearance, suitable floorplans identifying 12 rooms of varying size and location throughout the hotel, are submitted to and approved in writing by the Planning Authority. The delivery of the identified 12 rooms must then be in accordance with these plans as part of the proposed development.

REASON: In accordance with London Plan Policy 4.5, in order to ensure that 10% of units are accessible to wheelchair users and meet guidance as set out in the Mayor's Town Centre SPG 2014, specifically appendix B.

NSC

10 Contaminated Land Site Investigation

No development excluding demolition works shall commence until physical site investigation work has been undertaken and fully reported on and a remedial action plan has been produced all to the satisfaction of and approved in writing by the Planning Authority. No development excluding demolition works will commence until all pre-development remedial actions, set out within the remedial action plan, are complete and a corresponding pre-development verification report has been produced to the satisfaction of and approved in writing by the Planning Authority. Subject to written approval by the Planning Authority, this condition may be varied, or discharged in agreed phases.

REASON: To protect the end user(s) of the development, any adjacent land user(s) and the environment from contamination.

NSC

11 Piling Method Statement

No piling 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 sewerage infrastructure, and the programme for the works) 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.

REASON: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

NSC

12 Secure by Design

Prior to the commencement of works to the superstructure, excluding demolition works and site clearance, details of the measures to be incorporated into the development demonstrating how the principles and practices of the 'Secured by Design' scheme have been included shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Metropolitan Police Designing Out Crime Officers. Once approved, the development shall be carried out in accordance with the agreed details.

REASON: To ensure the safety of both future and neighbouring occupiers and users of the site and surrounds is protected by ensuring adequate Secure by Design measures are implemented.

NSC

13 BREEAM Post Commencement

Prior to commencement, given the small margin of error of the BREEAM calculations, the detailed design and features to ensure the development will meet BREEAM excellent will be submitted and approved.

REASON: In the interests of the promotion of sustainable forms of development and construction.

NSC

14Bio Diverse Roof Details

Prior to the commencement of the development hereby permitted, excluding demolition, the applicant is to provide details of a green roof system that is to be installed to the flat roof of the development. The green roof is to have a minimum substrate depth of 80mm not including the proposed vegetative mat, features promoting bio diversity and provide for a range of species of flora.

REASON: To enhance the character and ecology of the development, to promote sustainable urban drainage and to enhance the performance and efficiency of the proposed building.

NSC

15Delivery and Servicing Plan

Prior to the commencement of development hereby permitted, excluding demolition, a delivery and servicing plan, including measures to minimise traffic nuisance at the junction of Kingsland High Street and Sandringham Road, shall be submitted to and approved by the Local Planning Authority in consultation with Transport for London. Thereafter, deliveries and servicing shall be carried out in accordance with the approved plan.

REASON: In order to ensure that delivery and servicing does not impact the amenity of neighbouring occupiers and the safe and efficient operation of the highway.

NSC

16Street furniture and lighting

Prior to the commencement of development hereby permitted, excluding demolition, the applicant shall submit evidence of best endeavours to remove the street furniture adjacent to the proposed development along the east of Kingsland High Street and north of Sandringham Road, and explore the potential to reposition adjacent street lighting onto the proposed development itself, to the satisfaction of the local planning authority.

REASON: To enhance the public realm around the development and assist with pedestrian flows.

NSC

17Cycle Parking

The cycle storage facilities for the hotel and commercial units as shown on the approved plans shall be installed prior to the first occupation of the development hereby approved. The possible locations for the external cycle storage should be explored as part of an assessment undertaken in consultation and agreed with Transport for London and the local planning authority. Provision shall then be made for a minimum of 44 cycle parking spaces (38 for the hotel element and 6 for the retail element) and shall be implemented before the use is first commenced and thereafter retained permanently.

REASON: To ensure that a reasonable provision is made within the site for the parking of cycles and in the interest of promoting sustainable transport.

NSC

18 Refuse Strategy

Prior to occupation of the development hereby approved, a refuse strategy for the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Refuse collection shall only be carried out in accordance with the details thus approved, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure the development is satisfactorily served in terms of refuse collection and safeguard against the build-up of pollution.

NSC

19 Ventilation Details

Prior to the occupation of the C1 hotel space within the development, any proposed mechanical ventilation and/or flue extraction shall be submitted to and agreed by the local planning authority. The hereby approved equipment shall be installed, retained and maintained thereafter prior to the occupation of the relevant part of the development.

REASON: In order to safeguard the amenity of nearby occupiers and the surrounding area.

NSC

20 Hotel Management Plan

Prior to the commencement of the hotel use hereby approved a hotel management plan shall be submitted to and approved by the Council, and the measures set out in the approved plan shall be fully implemented and maintained during the operation of the approved hotel use.

Reason: To ensure that the hotel use operates in a manner that does not give rise to anti social behaviour and detrimentally impact upon neighbouring residential amenity.

NSC

21 Accessibility Management Plan

Prior to the commencement of the hotel use hereby approved a hotel accessibility management plan shall be submitted to and approved by the Council, and the measures set out in the approved plan shall be fully implemented and maintained during the operation of the approved hotel use.

Reason: To ensure that the hotel use operates in a manner that is not discriminatory for disabled persons.

NSC

22 Internal Ambient Noise Levels - Good Standard

The hotel rooms shall be designed in accordance with BS8233:2014 'Sound insulation and noise reduction for buildings - Code of Practice' to attain the following internal noise levels:

Good resting conditions: Living rooms 35 dB (day: T = 16 hours 07:00 - 23:00)

Good sleeping conditions: Bedrooms 35 dB (night: T = 8 hours 23:00 - 07:00)

L_{Amax} 45 dB (night 23:00 - 07:00)

A test shall be carried out prior to occupation of the residential units to show the standard of sound insulation required shall be met and the results submitted to the Local Planning Authority for approval.

REASON: To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess noise.

NSC

23 Signage

Details of proposed signage to commercial units shall be submitted to and approved in writing by the Local Planning Authority before the unit(s) are occupied.

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 or the setting of the conservation area.

NSC

24 Drainage Strategy Implementation

Prior to occupation of the development, evidence (including as-built drawings, photographs, post construction surveys) and a final completion statement signed off by an appropriate, qualified, indemnified engineer should be submitted showing that the sustainable drainage system (including the green roof, permeable paving, underground attenuation tank and the flow control system) has been constructed as per the approved designs and in accordance with best practice.

REASON: The development may lead to flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community.

NSC

25 Sustainability

Prior to the occupation of the development hereby approved details of the external shading measures and moderate thermal mass identified in the overheating assessment shall be submitted to and approved in writing by the Local Planning Authority and shall be retained indefinitely.

REASON: To ensure the development meets sustainability requirements.

NSC

26 Plant Details

Prior to the occupation of the development hereby approved, confirmation the heating, cooling and air source heat pump plant to be installed within the development is registered in the government's Energy Technology List, shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the development meets sustainability requirements and in order to safeguard the amenity of surrounding occupiers and area.

NSC

27 CHP Air Quality & Future Connections

Prior to the occupation of the development hereby approved, full specification, including detailed layout of the installed CHP system confirming that the plant has been designed to connect into a wider District Heat Network if one becomes available in the future, and the capacity of the installed CHP plant is in line with that

proposed in the application, shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the development meets sustainability requirements and in order to ensure the capability of the development to connect to more sustainable methods of energy generation.

NSC

28BREEAM Post Occupation

Within 12 weeks of occupation of the development hereby approved, a full BREEAM Post Construction assessment confirming BREEAM Excellent rating has been achieved, shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of securing of sustainable forms of development and construction.

NSC

29Access to landscaped area

No access, other than for maintenance, shall be allowed to the landscaped area associated with the development.

REASON: In order to safeguard the amenity of nearby residential occupiers.

NSC

30Hours Of Operation

The Class A1 use hereby permitted shall only operate between the hours of 7am and 12am.

REASON: In order to safeguard the amenity of nearby residential occupiers.

NSC

31Perforated roller shutters

No externally fixed roller shutters shall be installed to the building hereby approved, unless otherwise agreed in writing by the Local Planning Authority.

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.

NSC

32Noise From Plant

Noise from any external plant or machinery shall at all times remain 5dB(A) below background levels when measured from any nearby residential premises.

Reason: To ensure local residential amenity is protected.

NSC

33External Ductwork

No new pipes and plumbing 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.

NSC

34No Roof Plant

No further roof plant (including all external enclosures, machinery and other installations) other than that set out within the approved drawings, or having been the subject of approval by condition attached to this permission, shall be placed upon or attached to the roof or other external surfaces of the building.

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.

NSC

If you wish to view all documentation (including full decision notice) for this application and the case officers' report please visit our website www.hackney.gov.uk/planning, search using the application number referenced above. Alternatively you may view the documents online at Ground Floor Reception Area, Hackney Service Centre, 1 Hillman Street, London, E8 1DY, Monday to Friday between 9am - 5pm.

Should you have a reason to challenge any of the above information in accordance with our policies or legislation; the Planning Service will investigate this and report to you. Please report any alleged breach to the Planning Service by emailing planningenforcement@hackney.gov.uk or telephone the Duty Planner on 020 8356 8062. Alternatively, an online enforcement complaints form is available at <http://www.hackney.gov.uk/planning-enforcement>

Please note, the Council will no longer send letters detailing the outcome of planning applications received on or after 1st July 2017. You can keep yourself informed of planning applications and the outcomes by visiting our website at www.hackney.gov.uk/planning.

Yours faithfully



Ian Rae
Head of Planning
Planning Service
Neighbourhoods and Housing

