

MINUTES OF A MEETING OF THE PLANNING SUB-COMMITTEE

WEDNESDAY 19 NOVEMBER 2025

Councillors Present:	Cllr Jessica Webb in the Chair
	Cllr Michael Desmond, Cllr Jon Narcross (Vice-Chair), Cllr Clare Potter, Cllr Ali Sadek and Cllr Ifraax Samatar.
Apologies:	Cllr Michael Levy and Cllr Sheila Suso-Runge.
Officers in Attendance:	Nick Bovaird, Major Projects Planner (Development Manager) Rob Brew, Major Applications Team Leader Graham Callam, Growth Team Manager Louise Claeys, Principal Sustainability and Climate Change Officer (virtual) Joe Croft, Senior Transport Planner (virtual) David Daines, Urban Design Officer Oliver Enticott, Major Project Planner Luciana Graves, Conservation Urban Design and Sustainability Manager Alix Hauser, Major Projects Planner Rabiya Khatun, Governance Officer Courtni Blackwood-Swaby, Legal Officer Gareth Sykes, Governance Officer Monsur Zaman, ICT Officer (Virtual)
Absent:	Cllr Humaira Garasia, Cllr Shaul Krautwirt (substitute) and Cllr Penny Wrout.

1 Apologies for Absence

- 1.1 Apologies for absence were received from Cllr Sheila Suso-Runge.
- 1.2 Councillors Humaira Garasia, Shaul Krautwirt (Substitute) and Penny Wrout were recorded as being absent from the meeting.
- 1.3 Councillor Michael 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 no declarations of interests.

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 minutes of the previous meeting, held on 5 November 2025, would be considered and agreed at a future meeting.

Decision:

The minutes of the previous meeting, held on 5 November 2025, would be considered and agreed at a future meeting.

5 2025/1821: Former Boiler House, Belper Court, Pedro Street, London, E5 0BE

5.1 PROPOSAL:

Variation of condition 2 (approved plans) of planning permission 2017/3512 dated 03/09/2018 (as amended) for "Demolition of existing boiler house and erection of a building to provide 26 residential units (C3 use) together with associated landscaping, public realm works, cycle parking and refuse storage facilities." The main effects of the variations would be to reduce the 8-storey element to 6 storeys and increase the 3-storey element to 4 storeys, amend the overall massing, amend internal layouts and amend elevational treatments.

POST SUBMISSION REVISIONS:

- Submission of Remediation Strategy
- Submission of amended Arboricultural Report
- Change of development description to accord with Hackney standard wording.

These amendments are sufficiently minor that it has been considered unnecessary to carry out a further consultation on the application.

5.2 The Planning Officer introduced the application as published. During the course of the officer's presentation reference was made to the addendum and including the following amendments to the application report (see published addendum for full details):

- Two letters of support have been received, one from Clapton Park Management Association, one from Hackney Ward Councillors Sharon Patrick and Lynne Troughton;
- The Highways Works s278 figure has been confirmed to be £175,948.23;
- The Fire Safety submission and the recommended condition will be finalised by the Building Control team prior to any decision notice being sent.

At the time of the committee report it was stated that:

6.10.2 In line with Policy D12 of the London Plan, the submission includes documents in relation to the proposed fire safety strategies. At the date of publication of this report, these have not yet been reviewed by the Borough's Building Control department.

Building Control officers have reviewed the submitted Fire Safety material and consider that further conversations with the applicants would be productive before a final approval. The application appears to have been designed to meet the latest Building Regulation standards and officers do not expect there to be an issue with the design, or the recommended condition, in this regard. Of course, no final decision will be made on this application, should it receive a resolution to grant, until this is confirmed and notification has been given to the Chair of the Planning Sub-committee to this effect;

- The recommended soft landscaping condition should be amended to remove the second trigger, since the applicant has accepted that there need only be one trigger for completion of the works;
- The recommended overheating guidance condition should be amended to remove reference to the centrality of the cooling systems, since the applicants are concerned that this could be misconstrued to refer to a cooling system for a communal area;
- The approved (2017/3512) Rainwater Harvesting condition should be amended to allow justification for rainwater butts/ irrigation if other rainwater harvesting is not practicable;
- The recommended bird and bat boxes condition should be amended to remove reference to eaves and instead refer to the wall adjacent to the roof.

5.3 No persons were registered to speak in objection to the application.

5.4 The Planning Sub-Committee heard from Marco Manini, Development Manager (Acting) at Hackney Council, who spoke in support of the application.

5.5 During a discussion a number of points were raised including the following:

- In response to concerns about loss of daylight and sunlight, the Planning Sub-Committee noted that existing levels of sunlight in adjacent buildings were already quite low due to building arrangement. The impact from the proposed building was not significantly greater than what was expected with the original approval;
- The development was car-free with the Council preferring blue badge spaces over general parking. It was noted that existing parking was still available nearby. The Planning Officer explained that local infrastructure impact would be mitigated through a Section 106 agreement and Community Infrastructure Levy (CIL) payments, which are deemed more than adequate;
- The Planning Service confirmed that all first, second, third, fourth, and fifth-floor units would have balconies;
- The Council was in regular contact with the nearby Pedro Youth Club, which was considering undergoing its own building work, to discuss minimising disruption and pooling social value resources, such as apprenticeships, if both projects proceeded sequentially;
- The possibility of retaining and incorporating aspects of a community mural into the development's landscaping, or documenting them and offering them to the Pedro Youth Club;
- On the issue of the housing mix, the Planning Sub-Committee noted that retaining the same number of units and bedrooms, as the original consent, was difficult after reducing the building height

by two stories, but was still achieved by the proposed design. The Planning Officer explained that to increase the number of three-bedroom units (currently three out of 26), the total number of units would have had to have been reduced.

Vote:

For: Cllr Michael Desmond, Cllr Jon Narcross (Vice-Chair), Cllr Clare Potter, Cllr Ali Sadek, Cllr Ifraax Samatar and Cllr Jessica Webb (Chair).

Against: None.

Abstained: None.

Resolved:

To grant planning permission subject to conditions and a deed of variation to the Unilateral Undertaking.

6 2025/1208: Rectory Road Area Office, 101-107 Farleigh Road, Hackney, London, N16 7TE

6.1 PROPOSAL:

Construction of 19 new residential dwellings (Class C3) with associated amenity space, cycle parking, refuse stores, hard and soft landscaping, play space, comprehensive improvements to public realm and other associated works.

POST SUBMISSION REVISIONS:

641-ARC-ZZ-00-DR-A-00-10201-P08 - Proposed Site Layout Plan

641-ARC-ZZ-00-DR-A-00-20201-P11 - Proposed Ground Floor Plan

1991-SMW-XX-XX-DR-D-00001-P03 - Proposed Drainage

41-ARC-ZZ-XX-DR-A-20401-P09 - Proposed Elevations 01

641-ARC-ZZ-XX-DR-A-20402-P09 - Proposed Elevations 02

641-ARC-ZZ-XX-DR-A-21501-P03 - Proposed Bay Study

Hackney SUDS Performa

Road Safety Audit - Stage 1 (SLR Consulting, 17.10.25)

Daylight, Sunlight and Overshadowing assessment (XC02, October 2025)

6.2 The Planning Officer introduced the application as published. During the course of the officer's presentation reference was made to the addendum and including the following amendments to the application report (for full details see the published addendum):

Revised documents:

Proposed Site Layout Plan (641 ARC ZZ DR 00 A 10201 P09)

Proposed Ground Floor Plan (641 ARC ZZ DR 00 A 20201 P11)

Proposed Substation Elevations (641 ARC ZZ DR 00 A 20403 P01)

Additional Objections:

"5.1: Two additional objections have been received about the scheme. Both of these reiterate the loss of light, outlook and privacy to their homes due to the new apartment block. These issues are dealt with in the Officer's response in para 5.2 and in the neighbour amenity section of the Officer Report."

- Amendments were made to paragraphs 8.90, 8.99, 8.196, 8.199;
- Conditions 32, Renewable Energy Monitoring and condition 40, Whole Life-cycle Carbon (WLC) Assessment, were removed.

6.3 No persons were registered to speak in objection to the application.

6.4 The Planning Sub-Committee heard from Jane Havermann, the Head of Housing Delivery, at Hackney Council and Kyle Buchanan, the Project Architect, speaking in support of the application. Various representatives from the company HTA Design and from the engineering, architecture and environmental science group, XCO2, were also present to answer any questions from the Planning Sub-Committee.

6.5 During a discussion a number of points were raised including the following:

- Addressing concerns about the loss of open space, the Planning Officer explained that the loss was deemed modest as the scheme would deliver over 600 square metres of improved and secure open and play space;
- The proposed 40 new cycle parking spaces were only for the new residents and would be secured by condition;
- On the issues of deliveries and servicing for the proposed site, the Council's Senior Transport Planner explained that the level of trip generation that would be generated was considered to have a negligible impact on the highway network for deliveries and servicing.

Vote:

For: Cllr Michael Desmond, Cllr Jon Narcross (Vice-Chair), Cllr Clare Potter, Cllr Ali Sadek, Cllr Ifraax Samatar and Cllr Jessica Webb (Chair).
Against: None.
Abstained: None.

Resolved:

To grant conditional planning permission subject to completion of a unilateral undertaking

7 2025/1682: Garages Blackwell Close, Hackney, London, E5 0TA

7.1 PROPOSAL: Demolition of existing garages and construction of 18 residential dwellings with associated amenity space, cycle parking, refuse stores, hard and soft landscaping, play space, improvements to access and public realm, and other associated works.

POST REVISIONS: The scheme was revised to include an additional two trees and an updated Phase 1 Geotechnical and Environmental Desk Study was received. A period of reconsultation was not considered necessary.

7.2 The Planning Officer introduced the application as published. During the course of the office's presentation reference was made to the addendum and including the following amendments to the application report (for full details see the published addendum):

Amended drawings:

Landscape drawings updated to reflect additional two trees proposed.

Superseded drawings

0110-PR-ZZ-ZZ-DR-L-0001 rev 007 - General Arrangement Plan - 12/09/2024

0110-PR-ZZ-ZZ-DR-L-0002 rev 003 - Illustrative Masterplan - 12/09/2024

~~0110-PR-ZZ-ZZ-DR-L-0003 rev 002 Soft Landscape 12/03/2025~~

~~0110-PR-ZZ-ZZ-DR-L-0010 rev 000 Utilities Coordination Plan 18/06/2025~~

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Replacement drawings

0110-PR-ZZ-ZZ-DR-L-0001 rev 010 - General Arrangement Plan - 17/10/2025

0110-PR-ZZ-ZZ-DR-L-0002 rev 004 - Illustrative Masterplan - 19/11/2025

0110-PR-ZZ-ZZ-DR-L-0003 rev 005 - Soft Landscape - 17/10/2025

0110-PR-ZZ-ZZ-DR-L-0010 rev 003 - Utilities Coordination Plan - 17/10/2025

Amended report:

Fire Statement updated to show the position of wheelchair storage and enclosure to flats M4(2) and M4(3) (figure 5.5) and the dry riser position (figure 9.3).

Superseded report

~~Fire Safety Strategy Report and Fire Statement rev 02 prepared by Trigon dated 19/06/2025~~

Replacement report

Fire Safety Strategy Report and Fire Statement rev 03 prepared by Trigon dated 11/10/2025

Additional submissions:

Following publication of the Planning Sub-Committee report, letters of support were Received from Cllr Sharon Patrick, Cllr Lynne Troughton and the board of the Clapton Park Management Organisation.

- Paragraphs 6.5.9 and 6.5.10 were to be amended.

Additional paragraph added

Whilst the development would result in a building constructed wholly in render, this is not expected to be sufficient enough to warrant withholding planning permission, given the wider benefits the scheme provides.

The following conditions do not need to be pre-commencement conditions:

- 9.1.30 Biodiversity Net Gain
- 9.1.31 Biosolar Green Roof

The following conditions deleted:

- 9.1.6 Parking, Design & Management Plan
- 9.1.19 Renewable Energy Monitoring

7.3 No persons were registered to speak in objection of the application.

7.4 The Planning Sub-Committee heard from Jonathan Ramdeen, an Architect at AJP and Michaela Oberhuber, a Planning Consultant at HTA design, who spoke in support of the application. Various representatives from AJP, HTA design and from Hackney Council were also present to answer any questions from the Planning Sub-Committee.

7.5 During a discussion a number of points were raised including the following:

- Responding to concerns raised by Hackney Society, the Planning Officer confirmed that daylight and sunlight impacts were assessed and deemed acceptable for the urban setting. The Officer noted that out of 89 windows, only three ground floor rooms in the southern part of the site did not pass the mirror massing test, which was considered acceptable for a tight urban site;
- The Planning Officer and the representative for the Applicant explained that the separation distances, including 14 metres to Derby Court and 15 metres to the north, and the setback fourth and fifth floors were designed to ensure comfortable distance and mitigate concerns about overbearingness and privacy;
- The Council's Development Officer, for Housing Regeneration and Delivery, explained that the design incorporates added value for existing residents, focusing particularly on the reprovisioning and enhancement of the community garden. The Council's regeneration team had worked closely with the local Tenant Management Organisation (TMO) and community gardeners to integrate planting beds in a well-overlooked location to make the garden more accessible to the wider area while retaining existing planters and pergolas;
- Improvements to accessibility also included a new ramped access to Redwood Road, which would provide step-free access to the estate;
- The community garden was designed with security in mind, benefiting from natural surveillance and overlooking from surrounding dwellings, with a five metre separation from the rear of properties to the north). The incorporation of a play section for younger children, in collaboration with the community garden, was expected to increase safety and the number of eyes on the space;
- The Planning Officer confirmed that two of the 18 units (approximately 12%) were M4(3) units, provided at ground floor level, which are level access and fully wheelchair accessible. The remaining units were M4(2) units, also featuring level access and designed to be adaptable for future M4(3) requirements if needed;
- The Planning Sub-Committee Chair raised concerns about the proposed aesthetic of the new building, particularly the thin metal balustrades on the road-facing side. The Chair suggested that they would not be maintained once residents move in due to their likely need for privacy, especially on the ground and first floors. The Council's Head of Regeneration Strategic Design replied that the concerns raised by the Chair were a perpetual issue and agreed that a condition to review the design for a balance of light and privacy would be appropriate. They noted that a strong building design could accommodate some level of resident appropriation.

7.6 Following further discussions with the Planning Service and the Applicant, the Planning Sub-Committee agreed to include a condition to reserve the details of the external balustrades and the facing materials for the rest of the building. A condition would allow Planning Officers to explore alternatives that provided privacy and would maintain an aesthetic and uniform appearance, considering the specific context of the ground and first floors facing the road and bus stop.

The Planning Sub-Committee agreed that the Planning Officer should explore the possibility of changing the design rather than mandating a change.

Vote:

For: Cllr Michael Desmond, Cllr Jon Narcross (Vice-Chair), Cllr Clare Potter, Cllr Ali Sadek, Cllr Ifraax Samatar and Cllr Jessica Webb (Chair).

Against: None.

Abstained: None

Resolved:

To grant conditional planning permission subject to an additional design condition and the completion of a Legal Agreement.

8 Delegated decisions

8.1 The Members considered the delegated decisions document for the period 24 October 2025 to 6 November 2025.

Resolved:

To note the delegated decisions document for the period 24 October 2025 to 6 November 2025.

9 Any Other Business the Chair Considers to be Urgent

9.1 The Committee noted that their next meeting was on 3 December 2025.

Duration of the meeting: 6.30pm - 8.22pm

CLOSE OF MEETING

Next meeting: 3 December 2025.

Chair of the Planning Sub-Committee, Councillor Jessica Webb.

Contact:

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