

Planning Sub-Committee – 14/01/2026

ADDRESS: 1 - 2 Furrow Lane, Hackney, London, E9 6JS	
WARD: Homerton	REPORT AUTHOR: Simone Ward
APPLICATION NUMBER: 2025/1044	VALID DATE: 16/04/2025
DRAWING NUMBERS:	
<ul style="list-style-type: none">• Location Plan• 1001 - R5 (Existing Site Plan)• 1002 - R5 (Existing Ground Floor)• 1003 - R5 (Existing First Floor)• 1005 - R5 (Existing Third Floor)• 1011 - R5 (Existing E-01 Elevation)• 1012 - R5 (Existing Elevation)• 1013 - R5 (Existing E-03 Elevation)• 1201 - R5 (Existing S-01 Section)• 1202 - R5 (Existing S-02 Section)• 1203 - R5 (Existing S-03 Section)• 2001 - R10 (Proposed Site Plan)• 2002 - R10 (Proposed Ground Floor)• 2003 - R10 (Proposed First Floor)• 2004 - R10 (Proposed Second Floor)• 2005 - R10 (Proposed Third Floor)• 2006 - R10 (Proposed Roof)• 2101 - R10 (Proposed E-01 Elevation)• 2102 - R10 (Proposed E-02 Elevation)• 2103 - R10 (Proposed E-03 Elevation, E-04 Elevation)• 2104 - R10 (Proposed E-05 Elevation)• 2105 - R10 (Proposed E-06 Elevation)• 2201 - R10 (Proposed S-01 Section)• 2202 - R10 (Proposed S-02 Section)• 2203 - R10 (Proposed S-03 Section)• 7001 - R10 (Section, Elevation, Two Tier Rack, Sheffield Stand)• Design and Access Statement prepared by Urbanist Architecture dated 09/12/2025• Daylight and Sunlight Assessment prepared by N6 Design dated August 2025• Transport Statement prepared by ttc Transportation Consultancy dated July 2025• Local Level Travel Plan ttc Transportation Consultancy dated July 2025• Transport Technical Note prepared by ttc Transportation Consultancy dated November 2025• Outline Delivery and Servicing Plan ttc Transportation Consultancy dated July 2025• Energy & Sustainability Statement prepared by NRG dated September 2025• Overheating Technical Note prepared by NRG Consulting dated November 2025• Biodiversity Net Gain Exemption Statement dated 24 April 2025	

Planning Sub-Committee – 14/01/2026

- Operational and Management Report prepared by SWIM Enterprises
- Document titled: Response to Pre-Planning Application Request for Information prepared by SWIM Enterprises

APPLICANT: SWIM Enterprises	AGENT: Ms Nicole Guler (Urban Architecture)
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PROPOSAL: Demolition of former garage site and development of three/four storey unit to provide one supported co-living unit and eight supported housing units with shared amenities including community and ancillary uses.

POST SUBMISSION REVISIONS:

A reconsultation exercise was undertaken following amendments to the submission of supporting documents and revised drawings in response to initial design and sustainability concerns.

RECOMMENDATION SUMMARY: Grant planning permission, subject to conditions and the completion of a legal agreement.

NOTE TO MEMBERS: This planning application is referred to members due to the level of objections received.

REASON FOR REFERRAL TO PLANNING SUB-COMMITTEE:

Major application	
Substantial level of objections received	Yes
Council's own planning application (in accordance with the Planning Sub-Committee Terms of Reference)	
Other (in accordance with the Planning Sub-Committee Terms of Reference)	

ANALYSIS INFORMATION

ZONING DESIGNATION

	Yes	No
CPZ	X	
Conservation Area		X
Listed Building (Statutory)		X
Listed Building (Local)		X
Priority Office Area		X

Planning Sub-Committee – 14/01/2026

LAND USE	Use Class	Use Description	Floorspace Sq.m
Existing	Class E formerly B2	Garages	212.1
Proposed	C3	Residential	584.2

CASE OFFICER'S REPORT

1. SITE CONTEXT

- 1.1. The application site comprises a backland site accessed via a yard off Furrow Lane that contains a number of vehicle workshop style buildings. The site is located to the rear of the lower-rise outbuildings associated with The Plough Inn, which front Furrow Lane.
- 1.2. The existing development consists of a double-height vehicle workshop with ancillary wings, connected by lightweight steel and brickwork structures, providing a total floorspace of 212.1 sqm. The buildings are roofed with basic corrugated sheeting, which has deteriorated significantly in several areas. It was originally developed for industrial purposes in the early to mid-twentieth century, with its most recent lawful use operating as a motor garage. The site appears to have been vacant for several years.
- 1.3. The surrounding context is varied. To the north is Alvares House, a relatively recent residential development ranging between three and five storeys. To the south lies The Plough Inn, a former public house with several floors of residential accommodation above, now closed. Opposite the site, on the western side of Furrow Lane, sits 14 - 16 Furrow Lane, a four-storey apartment block with two separate entrances. Behind this, and accessed from the northern end of Furrow Lane, is the City Academy School. To the east, the site is bounded by a row of three-storey terraced properties on Ryder Mews.
- 1.4. Although the site was last used as a car-mechanics garage, it is not designated as a Priority Industrial Area (PIA) or Locally Significant Industrial Site (LSIS). The site is not located within a conservation area; however, The Plough Inn to the south is a Grade II listed building and therefore a designated heritage asset. The site is also located within the Hackney Settlement Archaeological Priority Area.
- 1.5. The site benefits from a PTAL rating of 6a, indicating excellent access to public transport. Homerton Overground Station is approximately 500 metres to the west. Homerton High Street, particularly Morning Lane, also provides access to a range of bus services connecting across east and central London.
- 1.6. The site lies within Flood Zone 1 and is therefore at low risk of river flooding. However, it is identified as being at high risk of surface-water flooding (flash flooding) and falls within a Critical Drainage Area.

Planning Sub-Committee – 14/01/2026

2. PROPOSED DEVELOPMENT

- 2.1. The proposal seeks planning permission for the demolition of the existing vacant garage buildings and the erection of a new four-storey building to provide a mixed-use residential and community development at 2 Furrow Lane, Hackney.
- 2.2. The development would comprise nine residential units in total, alongside community and support facilities, arranged around a central landscaped courtyard and accessed from Furrow Lane. The scheme is proposed as a car-free development, with cycle parking, refuse and recycling storage, and associated landscaping provided on site.

Ground Floor

- 2.3. At ground floor level, the proposal includes a supported House in Multiple Occupation (HMO) and a community facility, each with separate access arrangements.
- 2.4. Access to the residential accommodation would be provided via a secure entrance directly from Furrow Lane, leading to a shared internal lobby containing the lift and stair core serving the upper floors. The ground floor residential element comprises one supported HMO, containing four single bedrooms, each with an en-suite bathroom, and shared internal facilities including a communal kitchen, WC, and access to outdoor amenity space within the site.
- 2.5. This ground floor accommodation would be managed and operated by Support When It Matters (SWIM), a local social enterprise. Tenancies are expected to be temporary in nature, typically ranging between six and twelve months, with each resident supported by a structured move-on plan to facilitate transition to longer-term or permanent housing solutions.
- 2.6. In addition, the ground floor incorporates a community facility in a separate building with direct access from Furrow Lane, separate from the residential entrance. The community space includes a reception area, meeting and consultation rooms, office space, kitchen facilities and WCs, along with access to a private community garden. The community garden would be enclosed by a part brick, part timber plank fence within the entrance courtyard area, providing a defined and secure outdoor space. The facility is intended to deliver therapeutic, clinical and social support services to both residents of the development and the wider community.
- 2.7. The community facility would also be operated by SWIM. The community facility is proposed to operate Monday to Friday, 9am to 5pm, with a typical daily presence of 3–5 support and healthcare staff. Residents of the ground floor supported accommodation would receive structured on-site support, alongside 24-hour on-call emergency assistance. The residential uses are separate from the clinic use.

Planning Sub-Committee – 14/01/2026

Upper Floors

- 2.8. The first, second and third floors would accommodate a total of eight self-contained two-bedroom residential units. These upper-floor units would be managed separately from the ground floor accommodation and are proposed to be occupied as affordable housing units.
- 2.9. The building is arranged with a stepped massing profile, with upper floors set back to reduce visual impact and to respond sensitively to the surrounding context, including the neighbouring Grade II listed Plough Inn. The proposed materials comprise predominantly brick façades with contemporary detailing including cantilevered balconies. No external signage is proposed.

Roof

- 2.10. At roof level, the development would incorporate plant equipment including an Air Source Heat Pump (ASHP) and a biosolar green roof, combining photovoltaic (PV) panels with an extensive green roof system. This approach is intended to deliver both renewable energy generation and biodiversity and urban greening benefits, while making efficient use of the roof space.
- 2.11. The submitted plans indicate the installation of up to six solar panels. However, the final number, specification and layout of the PV panels would be secured by planning condition, allowing for further detailed design to maximise energy efficiency while ensuring compatibility with the roof layout, plant requirements and heritage considerations.

Servicing and Cycle Parking

- 2.12. Refuse and recycling storage serving the residential accommodation would be located adjacent to the residential entrance of the site, within acceptable drag distances to facilitate collection.
- 2.13. Residential cycle parking would be provided near the northern entrance and along the western boundary of the site, with dedicated provision for both residents and visitors.
- 2.14. Refuse and recycling storage and associated cycle parking serving the community use would be located separately from the residential facilities, positioned to the front of the residential entrance, ensuring a clear separation between servicing and access arrangements for the different uses.

3. RELEVANT PLANNING HISTORY

Planning Sub-Committee – 14/01/2026

- 3.1. **2023/0550** - Change of use from 'Use Class E' to 'Use Class C3'. **Refuse** - 29/05/2023
- 3.2. **2023/0768** - 2x new dwellings - change of use from Class E to Class C3. **Deemed Consent**.
- 3.3. **2023/1497** - Change of use from 'Use Class E' to 'Use Class C3'. **Deemed Consent**.

4. CONSULTATIONS

- 4.1. Two consultations were undertaken owing to the description of development being amended.
- 4.2. Date of first Statutory Consultation Period Started: 23/05/2025
- 4.3. Date of first Statutory Consultation Period Ended: 16/06/2025
- 4.4. Date of second Statutory Consultation Period Started: 10/11/2025
- 4.5. Date of second Statutory Consultation Period Ended: 01/12/2025
- 4.6. Site Notice: Yes
- 4.7. Press Advert: No

4.8. Neighbours

- 4.9. Letters of consultation were sent to 172 adjoining owners/occupiers.
- 4.10. At the time of writing the report, 13 letters of representation were received objecting to the proposed development.
- 4.11. The comments received in the letters of objection are summarised below:

Principle of development/land use

- 4.12. Objection to the loss of existing industrial/employment land, with concerns that the proposal does not comply with Local Plan policy LP28, as no robust marketing evidence has been submitted to demonstrate a lack of demand for the existing use.
- 4.13. Some representations argue the proposal should be treated as a hostel or HMO rather than self-contained residential units, and that policies relating to HMOs (LP22) should apply.

Scale, massing and overdevelopment

Planning Sub-Committee – 14/01/2026

- 4.14. Concerns that the proposal represents overdevelopment of a constrained site, with excessive density and massing that is out of character with Furrow Lane and surrounding residential properties.
- 4.15. Objections to the building height, including concerns that rooftop plant effectively reads as an additional storey.
- 4.16. Requests for a significantly smaller scheme (e.g. 2–4 family homes) more in keeping with the scale of the street.

Impact on residential amenity

- 4.17. Loss of daylight and sunlight to neighbouring flats and gardens, including concerns that the submitted Daylight and Sunlight Assessment is incomplete or underestimates impacts.
- 4.18. Overlooking and loss of privacy from windows and balconies, particularly affecting nearby flats and private courtyards.
- 4.19. Concerns regarding noise and disturbance, including from balconies, the communal courtyard/front yard, and the proposed community hub/events space.
- 4.20. Construction impacts including noise, dust, loss of access, and disruption on a narrow street already experiencing development activity.

Design and quality of accommodation

- 4.21. Objections to the internal layout and quality of accommodation, including:
 - Single-aspect units.
 - Bedrooms with poor or no outlook.
 - Limited communal/internal living space in some units.
 - Short separation distances between opposing windows and balconies.
- 4.22. Concerns that some units would not meet London Plan or Mayor's Housing Design Standards.

Highways, access and servicing

- 4.23. Furrow Lane described as a narrow and congested street, with existing issues of illegal parking and limited footway width.
- 4.24. Concerns about increased pedestrian footfall from residents, staff, visitors and community hub users.

Planning Sub-Committee – 14/01/2026

- 4.25. Concerns regarding emergency vehicle access, including ambulance access to Homerton Hospital.
- 4.26. Insufficient detail regarding construction access arrangements on a one-way street.
- 4.27. Objections to refuse and recycling arrangements, including where bins would be stored and presented for collection on an already constrained footway.

Safety, security and safeguarding

- 4.28. Objections to the proximity of supported accommodation to a nearby secondary school, raising safeguarding concerns.
- 4.29. Fears regarding anti-social behaviour, security, and the safety of children and families in the area.
- 4.30. Specific concerns raised by neighbouring residents about perceived security risks arising from balcony and roof access between buildings.
- 4.31. Requests for clearer safeguarding measures, staffing levels, and management controls.

Heritage and archaeology

- 4.32. Concerns about harm to the setting of the Grade II listed Plough Public House.
- 4.33. Objections that no Heritage Statement or Impact Assessment has been submitted, contrary to validation requirements and the NPPF.
- 4.34. Concerns regarding the absence of an archaeological assessment despite the site's location within an Archaeological Priority Area.

Operational management and community impact

- 4.35. Concerns that the submitted Operational and Management Plan lacks sufficient detail on:
 - Staffing and supervision.
 - Safeguarding arrangements.
 - Managing substance misuse, visitors, and anti-social behaviour.
 - Complaints procedures and community liaison.
 - Perception that the transient nature of residents may harm community cohesion.
- 4.36. Officer comment: *Unless otherwise addressed above, the impact of the proposal on matters listed above will be discussed in detail within the assessment below.*

Planning Sub-Committee – 14/01/2026

4.37. Statutory/local group consultees

4.38. Metropolitan Police: No objection, subject to conditions relating to Secured by Design.

4.39. Internal consultees

4.40. Environmental Protection (Land): No objection, subject to conditions relating to contamination and unexploded ordnance.

4.41. Environmental Protection (Noise): No objection, subject to conditions relating to CMP, sound insulation and plant noise.

4.42. Flooding and drainage: No objection, subject to a condition relating to precise details of the green roof.

5. RELEVANT PLANNING POLICIES

5.1. National Planning Policy Framework (2024)

2. Achieving sustainable development
5. Delivering a sufficient supply of homes
9. Promoting sustainable transport
11. Making effective use of land
12. Achieving well-designed and beautiful places

5.2. London Plan (2021) (LP)

- GG2 Making the best use of land
- GG4 Delivering the homes Londoners need
- D1 London's form, character and capacity for growth
- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards
- D7 Accessible housing
- D12 Fire safety
- D14 Noise
- H1 Increasing housing supply
- H2 Small sites
- H4 Delivering affordable housing
- H7 Monitoring of affordable housing
- H10 Housing size mix
- E1 Offices
- HC1 Heritage conservation and growth
- G5 Urban greening

Planning Sub-Committee – 14/01/2026

- G6 Biodiversity and access to nature
- SI 1 Improving air quality
- SI 2 Minimising greenhouse gas emissions
- S1 3 Energy Infrastructure
- SI 4 Managing heat risk
- SI 13 Sustainable drainage
- T1 Strategic approach to transport
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6 Car parking
- T6.1 Residential parking
- T7 Deliveries, servicing and construction
- DF1 Delivery of the Plan and Planning Obligations

5.3. Hackney Local Plan 2033 (2020) (LP33)

- LP1 Design Quality and Local Character
- LP2 Development and Amenity
- LP3 Designated Heritage Assets
- LP8 Social and Community Infrastructure
- LP12 Meeting Housing Needs and Locations for New Homes
- LP13 Affordable Housing
- LP14 Dwelling Size Mix
- LP17 Housing Design
- LP22 Houses in Multiple Occupation (HMO)
- LP26 Employment Land and Floorspace
- LP27 Protecting and Promoting Office Floorspace in the Borough
- LP28 Protecting and Promoting Industrial Land and Floorspace in the Borough
- LP41 Liveable Neighbourhoods
- LP42 Walking and Cycling
- LP43 Transport and Development
- LP45 Parking and Car Free Development
- LP46 Protection and Enhancement of Green Infrastructure
- LP47 Biodiversity and Sites of Importance of Nature Conservation
- LP51 Tree Management and Landscaping
- LP53 Water and Flooding
- LP54 Overheating
- LP55 Mitigating Climate Change
- LP57 Waste
- LP58 Improving the Environment - Pollution

5.4. SPD/SPF/other

- Mayor of London's Housing Design Standards (2023)
- Technical Housing Standards - Nationally Described Space Standard (2015)
- Sustainable Design and Construction SPD (2016)
- S106 Planning Contributions SPD (2020)

Planning Sub-Committee – 14/01/2026

5.5. National Planning Guidance

Planning Practice Guidance (NPPG)

5.6. Legislation

Town and Country Planning Act 1990 (as amended)

6. PLANNING CONSIDERATIONS

6.1. Assessment

6.1.1. The main considerations relevant to this application are:

- Principle of development/land use
- Quality of accommodation
- Design and heritage
- Amenity
- Access and transport
- Waste
- Biodiversity
- Sustainability
- Flooding
- Planning obligations

Each of these considerations are to be discussed in turn below.

6.2. Principle of development/land use

Historic land uses

6.2.1. The application site comprises a redundant and vacant backland plot, formerly in use as a vehicle repair/mechanics garage which would have been classified as a general industrial use within Use Class B2. The site is not located within a Priority Industrial Area (PIA) or a Locally Significant Industrial Site (LSIS).

6.2.2. Hackney Local Plan policy LP28 seeks to protect industrial land and floorspace. However, the loss of industrial land and floorspace outside designated PIAs and LSISs may be supported where, among other matters, robust marketing evidence demonstrates a lack of reasonable demand for continued employment use, opportunities to retain or re-provide employment floorspace have been fully explored, and the proposed development delivers clear economic or wider public benefits.

6.2.3. The proposal would redevelop a long-vacant and underutilised industrial backland site to provide a mixed-use scheme comprising residential accommodation (8 x 2-bedroom 3-person flats and 1 x 4-bedroom 4-occupant supported HMO) and a

Planning Sub-Committee – 14/01/2026

community facility. The redevelopment would bring the site back into active and beneficial use and is considered to make a positive contribution to the character and function of the local area.

- 6.2.4. While the proposal would result in the loss of the former mechanics garage, this is considered acceptable in principle given the site's location outside designated industrial land, its prolonged vacancy, and the wider public benefits arising from the proposals. It is acknowledged that the submitted marketing evidence does not fully comply with the requirements set out in Appendix 1 of the Hackney Local Plan. However, it is also noted that the applicant has a fallback position in the form of prior approval rights, which could allow the change of use of the site into 2 x residential units without the need for marketing evidence. This is a material consideration in the assessment of the proposal. Furthermore, the proposal would result in an intensification of residential use, representing a more efficient use of brownfield land in a sustainable location.
- 6.2.5. The surrounding area is predominantly characterised by residential, educational and some commercial uses along Homerton High Street, with a notable absence of industrial uses in the immediate vicinity. In this context, the continued use of the site for industrial purposes would appear increasingly out of character with the prevailing land use pattern. The applicant states the site has been vacant for approximately three years and was marketed for employment use for a period of around two years without success. While modest in scale, the proposed community hub would support ongoing employment opportunities and ensure the site continues to contribute to local employment activity.
- 6.2.6. *House of multiple occupancy (HMO)*
- 6.2.7. Policy LP22 of the Hackney Local Plan 2033 (LP33) is of particular relevance when assessing proposals for Houses in Multiple Occupation. Part A of the policy sets out criteria against which such proposals should be assessed.
- 6.2.8. In respect of criterion (i), the site is currently occupied by a vacant former industrial garage and therefore the proposal would not result in the loss of existing family-sized housing.
- 6.2.9. Regarding criterion (ii), the application site is located within a highly sustainable location, with good access to public transport, shops, schools and other local services. The location is therefore considered appropriate for the proposed supported HMO use.
- 6.2.10. In relation to criterion (iii), the proposal is not considered to result in an unacceptable impact on the amenities of neighbouring occupiers. This matter is assessed in detail within the amenity section of the report.

Planning Sub-Committee – 14/01/2026

- 6.2.11. With regard to criterion (iv), no draft Assured Shorthold Tenancy Agreement (ASTA) or detailed rent levels have been submitted. However, the proposal is for a supported HMO, to be operated and managed by Support When It Matters (SWIM) for clients leaving or fleeing challenging circumstances requiring emergency accommodation in a place of security & safety. Tenancy durations will typically range from six to twelve months. Each tenancy will include a structured move-on plan designed to facilitate the transition of residents to more permanent or long-term housing solutions.
- 6.2.12. The Operational and Management Plan confirms that residents would receive on-site support for up to 15 hours per week, Monday to Friday between 9am and 5pm, provided by trained staff, alongside 24-hour on-call emergency support. In this context, the absence of a standard ASTA is considered reasonable given the supported nature of the accommodation which will be secured by a Section 106 Legal Agreement.
- 6.2.13. Criterion (v), relating to the quality of accommodation, is assessed in detail elsewhere in the report.

Community facility and clinic operation

- 6.2.14. An Operational and Management Plan has been submitted which outlines the day-to-day operation of the community facility. The ground-floor community use would be operated by Support When It Matters (SWIM), a locally established community interest company with an existing track record of delivering commissioned services within Hackney.
- 6.2.15. The community facility would operate Monday to Friday between 9am and 5pm and would provide therapeutic, clinical and social support services to residents of the development and the wider community. Typical activities include one-to-one and group-based support sessions, health and wellbeing programmes, and clinical services delivered in partnership with NHS providers, including Homerton Hospital. The facility would be CQC-registered, ensuring compliance with clinical governance requirements.
- 6.2.16. Staffing arrangements would typically include a minimum of two full-time equivalent staff, with a daily on-site presence of up to five support and healthcare professionals during operational hours. The Operational and Management Plan confirms that there would be no overnight operation, and that all visitors would be managed via a staffed reception, with clear separation between community users and residential areas.
- 6.2.17. The operational plan also sets out detailed arrangements for site management, access control, servicing, refuse collection, visitor management and security, including CCTV coverage of external areas and controlled access to the

Planning Sub-Committee – 14/01/2026

community facility. These measures are intended to ensure that the use operates in a manner that is well managed and compatible with the surrounding residential context, and that the amenities of neighbouring occupiers are appropriately safeguarded.

- 6.2.18. While modest in scale, the proposed community facility would support ongoing employment opportunities, deliver essential local services, and contribute positively to Hackney's identified need for supported accommodation and community-based health and wellbeing provision.
- 6.2.19. On balance, having regard to Hackney Local Plan policy LP28, the characteristics of the surrounding area, the site's prolonged vacancy, the fallback position, and the significant social, housing and community benefits of the proposal, the loss of the former garage use is considered acceptable in principle, subject to compliance with other relevant development plan policies.

Housing

- 6.2.20. Policy LP12 (Meeting Housing Needs and Locations for New Homes) of the Hackney Local Plan (LP33) seeks to maximise the delivery of additional housing to meet and exceed Hackney's annual housing target of 1,330 homes per year up to 2033. The policy supports the optimisation of small sites, the allocation of land for residential use, and the delivery of genuinely affordable homes and community facilities as part of high-quality urban neighbourhoods. These aims align with the London Plan (2021), particularly policy H1, which requires boroughs to significantly increase housing supply to meet London's strategic needs.
- 6.2.21. The proposed development would provide 8 self-contained 2-bed residential units and 1 supported HMO unit accommodating up to 4 persons. The supported unit is intended to operate as short-term accommodation for people experiencing homelessness, managed by the charity to help residents transition into permanent and sustainable long-term housing. The scheme would therefore contribute positively to Hackney's housing supply while also delivering specialist accommodation for households in acute need. As such, the proposal makes a meaningful contribution towards meeting both local and strategic housing targets.

6.3. Affordable housing

- 6.3.1. Policy LP13 (Affordable Housing) of the Hackney Local Plan (LP33) requires schemes delivering between 1 and 9 residential units to provide on-site affordable housing or, where this is demonstrably unachievable, to make a payment in lieu equivalent to up to 50% of the units, subject to viability. While on-site provision is strongly preferred, the policy allows for financial contributions in lieu where appropriate.

Planning Sub-Committee – 14/01/2026

6.3.2. In this case, the proposal delivers 100% on-site affordable housing, exceeding the policy requirement. This provision will be secured through a planning obligation within the Section 106 Agreement.

6.3.3. Subject to the completion of the recommended planning obligation, the development is considered to fully comply with the aims and requirements of policy LP13 of the Local Plan.

Unit mix

6.3.4. Policy LP14 of the Hackney Local Plan (LP33) sets out the council's expectations for dwelling size mix, seeking a balanced range of unit sizes that meet the needs of family and non-family households. While the policy is primarily aimed at larger developments, smaller schemes are nonetheless expected to contribute positively to local housing needs by providing an appropriate mix of 1, 2 and 3+ bedroom homes. The policy also reflects the borough's strong need for family-sized affordable accommodation.

6.3.5. The proposed development would provide the following unit mix:

- 8 x 2 bedroom
- 1 x 4 bedroom supported HMO

6.3.6. Given that the scheme proposes 100% social housing, the mix is considered acceptable. The inclusion of a 4-bedroom supported HMO unit offers valuable accommodation, helping to address identified needs. This approach aligns with Hackney's broader housing objectives and provides a clear social benefit.

6.3.7. Overall, the proposed mix is considered appropriate for a scheme of this scale and tenure and is judged to comply with the aims of policy LP14 of the LP33.

Conclusion

6.3.8. The proposed demolition of the existing garage block to provide housing is considered to be acceptable in principle in land use terms.

6.4. Quality of accommodation

6.4.1. New residential developments are expected to provide adequate and reasonable standards of accommodation for the occupants of the units. Policy D6 of the London Plan (2021) relates to housing quality and seeks to ensure that developments provide high quality housing and sets out the minimum internal space standards that all new developments are required to meet in line with the nationally described space standards (NDSS). In terms of internal headroom, the minimum floor to ceiling height must be 2.3 metres for at least 75 per cent of the

Planning Sub-Committee – 14/01/2026

Gross Internal Area (GIA) of each dwelling in accordance with the NDSS.

Proposed dwelling	Number of bedrooms/ persons	Required GIA (sq.m)	Proposed GIA (sq.m)	Bedroom area (sq.m)	Private amenity space (sq.m)	Dual aspect
Flat 1 (one storey)	4-bedroom/ 4-person	90	92.6	10.2 10.3 10.4 10.2	21.7	Y
Flat 2 (one storey)	2-bedroom/ 3-person	61	61.2	12.4 7.9	6.3	Y
Flat 3 (one storey)	2-bedroom/ 3-person	61	61.6	12.8 8.6	6.8	N
Flat 4 (one storey)	2-bedroom/ 3-person	61	61	11.5 8.9	6	Y
Flat 5 (one storey)	2-bedroom/ 3-person	61	61.2	12.4 7.9	6.3	Y
Flat 6 (one storey)	2-bedroom/ 3-person	61	61.6	12.8 8.6	6.8	N
Flat 7 (one storey)	2-bedroom/ 3-person	61	61	11.5 8.9	6	Y
Flat 8 (one storey)	2-bedroom/ 3-person	61	61.6	12 8.1	13.2	Y
Flat 9 (one storey)	2-bedroom/ 3-person	61	62.5	12.1 10.2	7.7	Y

Internal floor area

6.4.2. As set out in the table above, all proposed dwellings meet or exceed the relevant minimum internal floor area requirements for their respective size and occupancy, in accordance with the NDSS, including minimum bedroom size requirements.

Internal headroom

6.4.3. The submitted section drawings demonstrate that all units would achieve a minimum internal floor-to-ceiling height of approximately 2.5 metres, exceeding the minimum headroom requirements set out in the NDSS. This is considered to

Planning Sub-Committee – 14/01/2026

provide a good standard of internal amenity for future occupiers.

Private amenity space

- 6.4.4. London Plan policy D6 requires a minimum of 5 sq.m of private outdoor amenity space for 1–2 person dwellings, with an additional 1 sq.m per additional occupant.
- 6.4.5. Each dwelling would be provided with at least 6 sq.m of private external amenity space, which is considered acceptable in terms of size, usability and overall amenity value.

Dual aspect, daylight, outlook and privacy (future occupiers)

- 6.4.6. In accordance with the Mayor of London's Housing Design Standards, all new homes are expected to be dual aspect wherever possible. In this instance, the majority of the proposed units would be dual aspect, with only two units being single aspect.
- 6.4.7. Having regard to the constrained nature of the site, the scale of the development, and the delivery of affordable housing, the provision of a limited number of single-aspect units is considered acceptable. Furthermore, given the size, orientation and positioning of windows across the elevations, it is considered that all habitable rooms would benefit from adequate levels of natural light and outlook.
- 6.4.8. The submitted Daylight and Sunlight (within properties) Assessment confirms that habitable rooms within the proposed units would receive acceptable levels of daylight in accordance with relevant guidance. Adequate ventilation would be achieved through a combination of opening windows and the proposed Mechanical Ventilation with Heat Recovery (MVHR) system, ensuring satisfactory internal environmental conditions for future occupiers.
- 6.4.9. In terms of privacy, it is considered that the positioning of windows and balconies across both buildings would provide an acceptable outlook for future residents without resulting in undue overlooking or loss of privacy within the proposed units.

Inclusive access

- 6.4.10. London Plan policy D5 requires new development to achieve the highest standards of accessible and inclusive design, ensuring that buildings can be used easily and with dignity by all. London Plan policy D7 requires that at least 10% of new housing is wheelchair-accessible, with the remaining 90% designed to be easily adaptable for future wheelchair users. In accordance with Approved Document M of the Building Regulations (Volume 1: Dwellings), compliance with accessibility standards M4(2) or M4(3) requires step-free access into dwellings.

Planning Sub-Committee – 14/01/2026

- 6.4.11. The proposed development would provide step-free access to all residential units, with a lift located at the ground-floor entrance serving all levels of the building. As such, the proposal is considered acceptable in inclusive access terms, and all dwellings would meet the requirements of M4(2).
- 6.4.12. In accordance with London Plan policy D7, the requirement to provide wheelchair user dwellings (M4(3)) applies to larger residential schemes. As the proposal comprises fewer than 10 units, the provision of M4(3) units is not required, and it is considered acceptable for all dwellings to meet the requirements of M4(2).
- 6.4.13. Overall, the proposed development would provide acceptable living conditions for its occupants, having particular regard to outlook, daylight, privacy, and amenity. Consequently, in that regard, the proposed scheme would not conflict with policy D6 (Housing quality and standards) of the London Plan 2021 and policies LP1 (Design Quality and Local Character) and LP17 (Housing Design) of the HLP and the Mayor's Housing Design standards and the NDSS.

6.5. Design and heritage

- 6.5.1. Policies D1, D3 and D4 of the London Plan (2021) require development to respond positively to local context and deliver high quality design.
- 6.5.2. Policy LP1 of the Local Plan (LP33) seeks development of the highest design quality, requiring proposals to contribute positively to townscape, respect local character, and respond to surrounding urban grain, including the relationships between buildings, spaces, form, orientation, layout, materials and detailing.
- 6.5.3. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be given to the desirability of preserving listed buildings and their settings. The National Planning Policy Framework (2024) provides at paragraphs 202–221 on conserving heritage assets.

Site context and existing character

- 6.5.4. 1–2 Furrow Lane is a backland site accessed from a yard extending behind the rear outbuildings of The Plough Inn. The site was historically developed for industrial use in the early–mid twentieth century, most recently operating as a motor garage until its closure in November 2022. The existing buildings are utilitarian in character and are not of architectural or historic merit.

Site layout

- 6.5.5. The proposal is largely set back from Furrow Lane behind a courtyard providing access and communal amenity space for the ground floor clinic. A smaller built element fronts Furrow Lane adjacent to the residential block to the north. The

Planning Sub-Committee – 14/01/2026

layout reflects the shape and constraints of the plot and allows for a clear forecourt, appropriate servicing space, and a coherent relationship with surrounding development. The site layout maintains the visual prominence of the listed Plough Inn in key views.

Form and massing

6.5.6. The development ranges between three and four storeys, which is considered appropriate for the context. The stepped massing responds to pre-application heritage advice, with height concentrated toward the rear of the site and a more modest one-storey and set back three-storey frontage on Furrow Lane. This strategy reduces visual impact and ensures the massing has a sensitive visual relationship with the listed building.

Architecture and Materials

6.5.7. The scheme comprises a three-storey brick volume on Furrow Lane and a four-storey volume to the rear. A red brick ground-floor frontage on Furrow Lane reflects materials found on the Plough Inn and its outbuildings, subtly reinforcing the local character and signalling a public-facing use at ground level. The main upper façades use a pale stock brick, with lightly contrasting vertical panels incorporating parapets, window surrounds and upper-level detailing.

6.5.8. Parapets provide enclosure for upper-level amenity spaces and conceal plant and PV arrays. A part brick, part semi-transparent mesh fence is proposed along the site boundary along the Furrow Lane frontage; final material specification should be secured by condition. The internal community garden would be similarly enclosed by a part brick, part timber plank fence, providing a clear definition between communal and private spaces.

6.5.9. Metal balconies are colour-matched to the brickwork and provide passive shading to windows below while solar shading has been added in response to overheating concerns. Privacy screening and additional shading measures may be required in certain locations and should be secured by condition.

6.5.10. Overall, the architectural approach is subdued and well-considered, forming an appropriate backdrop to the listed Plough Inn and contributing positively to the Furrow Lane streetscape.

Impact on the setting of The Plough Inn (Grade II)

6.5.11. The Plough Inn (1898) is a high-quality late-Victorian public house featuring a striking octagonal tower beneath a copper dome and a rhythm of gabled ranges along Furrow Lane. Its significance derives from its architectural design, materials, landmark qualities, and townscape contribution.

Planning Sub-Committee – 14/01/2026

- 6.5.12. The proposed development remains subservient in height, with massing stepping up gradually away from the listed building. The pale stock brick creates a neutral background that supports the visual prominence of the red-brick listed building. The red brick frontage to Furrow Lane references the historic material palette and helps to reinforce the established character of the frontage.
- 6.5.13. The proposals repair the fragmented urban fabric along Furrow Lane, reinforce the street edge, and frame views of the listed building without competing with its form or hierarchy. The scheme is considered to preserve the setting and significance of The Plough Inn.

Internal layout

- 6.5.14. The ground floor contains two principal uses: a community use accessed directly from Furrow Lane and residential accommodation accessed via the courtyard. The community use provides rooms with good levels of natural light and ventilation, with direct access to outdoor amenity space.
- 6.5.15. Residential units benefit from acceptable outlook and daylight levels given the constraints of the site. Many units are dual-aspect, and communal circulation routes incorporate windows to enhance natural light and passive ventilation. Bathrooms with external windows, where shown, are a positive feature. Some windows have limited outlook toward boundaries; however, the use of balconies and setbacks helps mitigate this. Internal storage provision meets acceptable standards.
- 6.5.16. The internal layout is considered functional and appropriate for the proposed use.

Landscaping

- 6.5.17. Landscaping within the constrained site is simple and functional, providing access to entrances, cycle storage and refuse areas, with soft landscaping to the edges. Communal space associated with the community use provides visual amenity for residents. Details of a hard and soft landscaping scheme should be conditioned. Areas of flat roof are proposed as green roofs; species selection and detailed design should be secured by condition in consultation with biodiversity officers.

Conclusion

- 6.5.18. The proposed development responds appropriately to its context in terms of siting, massing, form and materials. It preserves the setting and significance of the Grade II listed Plough Inn and contributes positively to the character of Furrow Lane. The architecture is well-resolved, the internal layouts function effectively, and landscaping and façade treatments provide a coherent design response.

Planning Sub-Committee – 14/01/2026

6.5.19. The scheme is considered acceptable in design and heritage terms and compliant with relevant policies of the London Plan and LP33.

6.6. Amenity

6.6.1. Proposals must have regard to policy LP2 of the LP33 in that they should not cause significant harm to the amenity of neighbouring properties. The potential impact on amenity include overshadowing and loss of daylight/sunlight, outlook, overlooking, and noise and disturbance.

Daylight, sunlight and overshadowing (neighbouring properties)

6.6.2. A Daylight and Sunlight Assessment prepared by T16 Design (August 2025) has been submitted in support of the application and has been assessed against the methodology and guidance set out in the BRE document Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (3rd Edition, 2022), with due regard to the need for flexibility in dense urban environments.

6.6.3. The assessment considered the impact of the proposed development on 73 neighbouring windows across nearby residential properties, using Vertical Sky Component (VSC) testing for daylight and Annual Probable Sunlight Hours (APSH) and Winter Probable Sunlight Hours (WPSH) testing for sunlight.

6.6.4. In terms of daylight, the results demonstrate that:

- 69 of the 73 assessed windows (94.5%) meet the BRE guidance for daylight, retaining either more than 80% of their existing VSC values or a residual VSC of at least 27%.
- All relevant windows meet the Greater London Authority's accepted urban benchmark, retaining residual VSC values in the "mid-teens" or above, which is considered acceptable in inner-urban contexts.

6.6.5. The limited number of windows that do not fully meet BRE numerical targets currently benefit from unusually high baseline daylight levels, arising from the low-rise and underdeveloped nature of the existing site. The BRE guidance (Paragraphs 1.7, 2.2 and 2.4) recognises that redevelopment of such sites will inevitably result in reductions from existing conditions and that numerical targets should not be applied rigidly, particularly in dense urban areas. In these instances, the residual daylight levels remain within ranges considered acceptable in an inner-London context and are not considered to result in unacceptable harm.

6.6.6. In terms of sunlight, the assessment confirms that:

- No window experiences a reduction that would be considered materially

Planning Sub-Committee – 14/01/2026

harmful. The submitted assessment demonstrates that all windows assessed for sunlight retain either at least 25% of Annual Probable Sunlight Hours (APSH) and at least 5% of Winter Probable Sunlight Hours (WPSH), or at least 80% of their existing sunlight levels, in accordance with the BRE guidance. As such, no neighbouring window experiences a reduction in sunlight that would exceed the BRE thresholds for adverse impact, and no materially harmful impact on sunlight is identified.

- 6.6.7. Sunlight to neighbouring private gardens was also assessed, with testing undertaken for 21 March, as required by the BRE guidance. The results demonstrate that all assessed gardens retain more than 80% of their existing sunlight levels, thereby meeting BRE guidance and indicating no unacceptable impact on the usability or amenity of outdoor spaces.
- 6.6.8. Having regard to the dense urban context, the existing low-rise baseline conditions, and the flexibility encouraged by national and London-wide guidance, it is concluded that the proposal would not result in unacceptable harm to the daylight, sunlight or outlook of neighbouring occupiers.

Privacy, outlook and enclosure

- 6.6.9. The potential impact of the proposed development on privacy, outlook and perceived enclosure has been carefully considered, having regard to the site's dense urban backland context, which is characterised by a mix of low and mid-rise residential buildings and where relatively close spatial relationships are an established feature of the townscape.
- 6.6.10. The property immediately to the north of the site is a residential building of three storeys in height. The proposed development incorporates a stepped massing strategy, with the fourth storey set back from the northern boundary. This design approach ensures that the additional height would not result in an overbearing or oppressive relationship with the adjoining northern property, and would not materially affect its outlook.
- 6.6.11. The lower-rise buildings fronting Furrow Lane, located to the west of the site, do not contain rear-facing windows overlooking the application site. As such, the proposed development would not result in a detrimental impact on privacy or outlook for these properties.
- 6.6.12. To the east of the site, the proposed building extends along the shared boundary with neighbouring properties. These adjoining buildings do not contain windows on the elevations facing the site, and the nearest habitable windows to the east are located at a minimum separation distance of approximately 18 metres. This distance is considered acceptable in an urban context and ensures that the proposal would not result in undue overlooking or loss of privacy.

Planning Sub-Committee – 14/01/2026

6.6.13. To the south of the site, along Homerton High Street, the neighbouring properties are predominantly three-storey buildings with rear-facing windows overlooking the application site. These windows have been assessed as habitable within the submitted daylight and sunlight assessment. It is acknowledged that the redevelopment of the currently low-rise site would result in some change to outlook from these rear windows. However, any windows on the southern elevation of the proposed development would be obscure-glazed and non-opening below 1.7 metres, preventing overlooking and safeguarding privacy. When considered alongside the separation distances achieved and the stepped massing and upper-floor setbacks of the proposal, the impact on outlook, enclosure and privacy for neighbouring properties to the south is not considered to be overbearing or unacceptable.

6.6.14. Overall, while the redevelopment of the currently low-rise site would result in some change to outlook for nearby occupiers, this change would be commensurate with the surrounding built form and would not give rise to an overbearing or visually intrusive relationship, particularly when considered alongside the acceptable daylight and sunlight impacts demonstrated by the submitted assessment.

6.6.15. Having regard to the layout and orientation of windows, the use of setbacks and balconies, and the separation distances achieved, the proposal is not considered to result in an undue loss of privacy or unacceptable impacts on outlook or enclosure for neighbouring occupiers, in accordance with Policy LP2 of the Hackney Local Plan.

Noise and disturbance

6.6.16. The proposed intensification of residential use on the site is considered compatible with the surrounding predominantly residential land uses and is not, in principle, expected to give rise to unacceptable levels of noise or disturbance.

6.6.17. An Air Source Heat Pump (ASHP) and Mechanical Ventilation with Heat Recovery (MVHR) are proposed at roof level. In order to safeguard the amenity of neighbouring occupiers, conditions are recommended requiring that noise emissions from all plant and equipment do not exceed 10dB(A) below the prevailing background noise level, when assessed in accordance with relevant standards. Subject to these conditions, the proposal is not considered to result in an unacceptable impact in terms of noise.

Safety and security

6.6.18. Concerns have been raised in representations regarding safety and security. However, it is considered that the proposal would not give rise to security risks beyond those typically associated with residential development.

Planning Sub-Committee – 14/01/2026

- 6.6.19. The dwellings would be accessed via existing and clearly defined access points, and the introduction of additional windows and active frontages would increase natural surveillance of the site and surrounding areas. No substantive evidence has been submitted to demonstrate that the proposed development would compromise the safety or security of the local area, which is characterised by predominantly residential uses.
- 6.6.20. The council's Design Out Crime Officer was consulted as part of the application and raised no objections, subject to the scheme achieving Secured by Design accreditation. This requirement will be secured by condition.

6.7. Access and transport

Site location and highways network

- 6.7.1. A Transport Statement (TS), including an Active Travel Zone (ATZ) Assessment, has been submitted. The local highway network operates with a 20mph speed limit on key roads such as Furrow Lane and Homerton High Street. Furrow Lane is a one-way northbound street, whereas Homerton High Street is a two-way single carriageway forming part of the Transport for London Road Network (TLRN) with strict stopping controls.
- 6.7.2. The site has an excellent Public Transport Accessibility Level (PTAL) of 6a. Homerton Overground Station is located approximately 600m from the site (around an eight-minute walk), providing services toward Stratford, Clapham Junction and Richmond. Multiple bus stops lie within 150–250m of the site. Cycleway 27 runs in close proximity, offering enhanced cycling connectivity between destinations such as Holborn and Canning Town. The site is immediately adjacent to The City Academy, Hackney, meaning that construction activity and operational access arrangements must give particular regard to the safety of vulnerable road users.

Trip generation

- 6.7.3. Trip generation has been assessed using the TRICS database. The development is forecast to generate 122 two-way person trips per day, including 9 trips during the AM peak (08:00–09:00) and 12 trips during the PM peak (17:00–18:00). Owing to the car-free nature of the scheme, existing car, car-passenger and motorcycle trips are expected to be redistributed to sustainable modes.
- 6.7.4. A total of two daily vehicular trips (mainly taxi movements) are anticipated, representing a negligible effect on the highway network. The assessment identifies that most daily trips will be made by active and sustainable modes: approximately 66 walking trips, 5 cycling trips, 23 bus trips, 15 Underground/DLR trips and 11 Overground/rail trips. The overall impact on the transport network is considered

Planning Sub-Committee – 14/01/2026

minimal given the modest trip generation and the site's strong accessibility.

Car parking

- 6.7.5. The scheme is proposed as car-free, in line with London Plan and LP33 policy requirements which seek to reduce car dependency and encourage sustainable travel. LP33 requires disabled parking to be provided in accordance with the London Plan unless robust justification is provided.
- 6.7.6. The Design and Access Statement clarifies that residents of the supported accommodation are vulnerable due to complex social and mental health needs, rather than mobility impairments requiring private motorised transport. In this context, and given the excellent PTAL rating, the absence of dedicated disabled parking is considered justified. A Controlled Parking Zone (CPZ) permit-free restriction would apply to all occupants except those eligible for a Blue Badge.

Cycle parking

- 6.7.7. Policy LP42 requires cycle parking to be secure, accessible, convenient, weatherproof and designed in accordance with the London Cycling Design Standards (LCDS). Two-tier stands are generally discouraged unless spatial, quality and accessibility standards can be clearly demonstrated.
- 6.7.8. Following comments from our Streetscene Team, the cycle parking arrangements have been revised. The updated layout provides 21 long-stay spaces for residents and staff and 2 short-stay visitor spaces. This represents a shortfall of 2 visitor spaces against LP33 standards, a trade-off made to allow additional community landscaping. The long-stay provision includes 8 two-tier racks (16 spaces), 2 Sheffield stands (4 spaces) and 1 enlarged Sheffield stand (1 space), with step-free access to the store.
- 6.7.9. Cycle parking is proposed within a secure, overlooked courtyard beneath a canopy. A 2,300mm aisle is provided behind the two-tier racks to facilitate loading and turning of bicycles. The cycle store design does not appear fully weatherproof, as required by LP42. The proposed 2,300mm aisle width is below the LCDS minimum requirement of 2,500mm. The application references standards from the Cambridge Cycle Parking Guide, but LCDS standards are the applicable benchmark in London.
- 6.7.10. It is considered that a policy-compliant cycle parking layout can be achieved within the site. To ensure compliance with LP42 and LCDS, further details are required by condition, addressing: stand types, spacing, aisle widths, weather protection, personal security (lighting, visibility, CCTV, controlled access) and provision of accessible and cargo-cycle spaces.

Planning Sub-Committee – 14/01/2026

Demolition and construction management

6.7.11. An outline Construction Management Plan (CMP) has been submitted. Given the site's constrained context, proximity to a school and location within a busy urban environment, a full Demolition and Construction Management Plan (DCMP) is required to ensure that construction activity is managed safely and that impacts on the highway network, neighbouring properties and vulnerable road users are minimised. The DCMP will be secured by condition and must accord with TfL's Construction Logistics Plan (CLP) guidance.

6.8. Waste management

6.8.1. Policy LP57 of the Local Plan (LP33) requires developments to provide clear and adequate facilities for the storage and collection of waste and recycling, with details to be demonstrated within the submitted plans.

6.8.2. With reference to the council's Refuse and Recycling Storage Guidance, the proposed residential units would require provision for 1,000 litres of residual waste, 1,000 litres of mixed dry recycling, and 140 litres of food waste storage.

6.8.3. Refuse and recycling storage for the residential accommodation is proposed along the southern boundary, adjacent to the site entrance. While the siting and capacity proposed is acceptable, further detail is required to confirm that appropriate servicing arrangements can be achieved. A condition is therefore recommended requiring the submission and approval of detailed waste and recycling storage plans to ensure compliance with LP57.

6.8.4. For commercial uses, each unit is expected to provide its own independent waste and recycling store. The proposed commercial refuse and recycling storage area is also located along the southern boundary of the site, separate from the residential entrance, which is acceptable in principle subject to further details to be secured by condition.

6.9. Biodiversity

6.9.1. Policy G6 of the London Plan requires development proposals to manage impacts on biodiversity and to secure a net gain wherever possible. Local Plan policy LP47 reinforces this, stating that all development should protect and, where feasible, enhance biodiversity, contributing to measurable net gain.

6.9.2. Under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by the Environment Act 2021), most developments are required to deliver at least a 10% Biodiversity Net Gain (BNG) relative to the pre-development baseline. In this case, the proposal qualifies for the de minimis exemption, as less than 25sqm of habitat would be affected. The vegetation on site comprises predominantly Buddleia, an

Planning Sub-Committee – 14/01/2026

Invasive Non-Native Species identified by the London Invasive Species Initiative, and its removal is considered acceptable. As such, the statutory BNG requirement does not apply.

- 6.9.3. The scheme incorporates a small community garden, which is supported in principle. However, the Design and Access Statement illustrates a predominantly hard-landscaped space with limited planting. While the therapeutic garden concept is welcomed, officers consider that additional soft landscaping such as in-ground planting, shrubs and small trees would strengthen the scheme's contribution to urban greening, provide shaded and calming amenity areas, and better accord with LP47, which expects enhancements wherever possible. A condition is therefore recommended requiring the submission of a detailed hard and soft landscaping plan to secure these improvements.
- 6.9.4. Green roof areas are shown on the proposed plans and are supported in principle. Further information is, however, required to ensure the viability and effectiveness of the proposed biosolar roof, including details of substrate depth, planting mix, coordination with PV panels and long-term maintenance. These details will be secured by condition.
- 6.9.5. Given that the eaves height of the development exceeds 5m, and to support priority urban biodiversity species, it is appropriate to secure integrated swift bricks and bat boxes. These ecological enhancements will be required by condition.
- 6.9.6. Subject to these conditions, the development is considered to deliver an acceptable approach to biodiversity, urban greening and landscaping, and is compliant with policy G6 of the London Plan and policy LP47 of the Hackney Local Plan.

6.10. Sustainability

- 6.10.1. Policies LP54 and LP55 of the Local Plan require developments to minimise energy demand, address overheating risk, support the transition to a net-zero carbon borough, and incorporate measures to ensure resilience to climate change.
- 6.10.2. The application is accompanied by an Energy and Sustainability Statement (Irvineering Ltd, dated 13/04/2025). The assessment demonstrates that the development meets and exceeds the minimum requirements for net-zero carbon as set out in the Hackney Local Plan and the London Plan/GLA guidance. A total on-site carbon saving of 65.88% is proposed.
- 6.10.3. The scheme also meets the "Be Lean" energy efficiency requirements, achieving 13.44% savings for the residential element and 38.22% for the non-residential element, exceeding the minimum standards of 10% and 15% respectively. This aspect of the proposal is therefore policy compliant.

Planning Sub-Committee – 14/01/2026

6.10.4. Whilst the proposed carbon savings are acceptable, officers consider there may be potential for further optimisation of the roof space for PV generation following detailed refinement of the ASHP system. A condition is therefore recommended requiring a revised roof plan at detailed design stage to demonstrate that the PV array has been maximised in conjunction with the biodiverse green roof, and coordinated with ASHP units, MEP requirements, service penetrations and fire breaks.

6.10.5. In relation to overheating, there are concerns that the specific vulnerability of future residents has not been adequately incorporated into the overheating and climate resilience strategy. Conditions are therefore recommended requiring an updated dynamic overheating assessment prior to commencement and a post-construction “as-built” assessment to ensure full compliance with LP54 and whilst this information would usually be secured up front, it is accepted that the additional details and assessment can be provided by condition.

6.10.6. With regard to district heating, the site lies in close proximity to the proposed Homerton District Heat Network. No evidence has been provided of engagement with the network operator, nor has a future-proofed design strategy been submitted. Officers consider this a shortcoming, particularly given the opportunity to achieve greater long-term carbon efficiencies. A condition is therefore recommended requiring further investigation and justification for any lack of future DHN connection, including demonstration of safeguarded routes and compatibility where feasible.

6.10.7. The scheme proposes a water consumption rate of 109.7 litres per person per day, which exceeds the Hackney policy requirement of 105 litres. No justification for the exceedance has been provided. A condition is therefore attached requiring revised calculations and design amendments to ensure full compliance with the 105 l/p/d standard.

6.10.8. The development includes demolition works. The applicant has agreed to conditions requiring a Site Waste Management Plan to secure sustainable handling, reuse and recycling of demolition and construction materials in accordance with LP55.

6.10.9. To address the remaining regulated carbon shortfall, a carbon offset contribution of £8,004 will be secured within the Section 106 Agreement. This figure may be subject to recalculation following the submission of additional technical information required by condition.

6.10.10. Overall, while there are acknowledged shortcomings relating to overheating resilience, water efficiency and future heating network connectivity, these matters can be satisfactorily addressed through conditions. Subject to these conditions and

Planning Sub-Committee – 14/01/2026

the securing of the carbon offset contribution via S106, the development is considered to comply with policies LP54 and LP55 and is acceptable in energy and sustainability terms.

6.11. Flooding and drainage

- 6.11.1. Policy LP52 of the Local Plan (LP33) requires all development to have regard to reducing flood risk both to and from the site over its lifetime and to incorporate sustainable drainage measures (SuDS) wherever feasible.
- 6.11.2. The proposal includes a range of SuDS features, including a biosolar green roof, permeable paving and attenuation tanks, which are considered appropriate to the scale and nature of the development and will contribute to reducing surface-water run-off.
- 6.11.3. The site is located within Flood Zone 1 and is identified as having very low risk of surface water flooding on the Government's Long-Term Flood Risk Map. However, it lies within a Critical Drainage Area (CDA 4_017), and the development involves a change in flood-risk vulnerability from a 'less vulnerable' industrial use (Use Class B2) to a 'more vulnerable' supported housing use.
- 6.11.4. Given this context, a site-specific Flood Risk Assessment (FRA) and/or Flood Risk Statement is required to confirm that the proposed development would not increase flood risk and that appropriate mitigation will be in place to safeguard future occupants. While such information is typically submitted at application stage, the council's drainage officer has confirmed that given the site's very low surface-water flood risk this can appropriately be secured by condition prior to commencement.
- 6.11.5. Subject to conditions, the proposed development is considered to provide an acceptable approach to flood risk and sustainable drainage and is compliant with LP33 policy LP52.

6.12. Section 106 Legal Agreement

- 6.12.1. Chapter 14 of the LP33 provides an overview of the ways in which the council will deliver and monitor the delivery of the Hackney Local Plan's vision, objectives and policies which includes making use of planning obligations.
- 6.12.2. In terms of the current proposal, the following planning obligations are recommended in order to ensure that the proposed development would meet the relevant objectives of the Development Plan:
 - 1) 100% onsite affordable housing;
 - 2) Car free development (non-blue badge holders);

Planning Sub-Committee – 14/01/2026

- 3) Carbon offset payment of £8,004 (subject to review);
- 4) Demolition and Construction Management Plan;
- 5) Monitoring costs of £2,220 in accordance with the *Planning Contributions SPD (2020)* to be paid prior to completion of the proposed legal agreement; and
- 6) 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.

6.13. Equalities Considerations

- 6.13.1. 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.
- 6.13.2. Having regard to the duty set out in the S149 Equality Act 2010, the development proposals do not raise any equality issues.

7. CONCLUSION

- 7.1.1. The proposed development involves the redevelopment of a long-vacant backland site, including the demolition of a series of former garage buildings, to deliver a mixed-use scheme comprising 100% affordable housing, supported co-living accommodation, a community health use, and associated landscaping and infrastructure works.
- 7.1.2. In land use terms, the loss of the former garage use is considered acceptable in principle, having regard to Hackney Local Plan policy LP28. The site lies outside designated industrial land, has been vacant for a prolonged period, and is located within an area predominantly characterised by residential, educational and commercial uses. The proposed development would bring the site back into active and beneficial use and deliver clear social, housing and community benefits, including supported accommodation and a community facility.
- 7.1.3. The proposal would make a positive contribution to Hackney's and London's housing objectives, in accordance with policy LP12 of the Hackney Local Plan and policy H1 of the London Plan, delivering 100% on-site affordable housing secured

Planning Sub-Committee – 14/01/2026

through a Section 106 Agreement. The proposed unit mix is considered appropriate for a scheme of this scale and tenure and complies with policy LP14.

- 7.1.4. The quality of accommodation proposed is acceptable. All dwellings meet or exceed minimum internal floor area and internal headroom requirements, provide adequate private amenity space, and would benefit from acceptable levels of daylight, outlook, privacy and ventilation. Inclusive access is satisfactorily addressed, with all units meeting M4(2) Accessible and Adaptable standards, in accordance with London Plan Policies D5 and D7.
- 7.1.5. In design and heritage terms, the proposal is considered to be of a high quality and appropriately responds to its context. The siting, scale, massing and materiality preserve the setting and significance of the Grade II listed Plough Inn and contribute positively to the character of Furrow Lane, in accordance with the London Plan and Hackney Local Plan policies relating to design and heritage.
- 7.1.6. The development would not result in an unacceptable impact on the amenities of neighbouring occupiers in terms of daylight, outlook, privacy, noise or disturbance. Subject to appropriate conditions, matters relating to safety and security, access, transport, cycle parking, refuse storage, biodiversity, landscaping, sustainability, flooding and drainage can be satisfactorily addressed and are considered acceptable.
- 7.1.7. The proposal is supported by a Section 106 Agreement securing, among other matters, 100% on-site affordable housing, a car-free development, a carbon offset contribution, construction management obligations, monitoring fees, and payment of the council's legal costs.
- 7.1.8. Having regard to Section 38(6) of the Planning and Compulsory Purchase Act 2004, the development plan, the National Planning Policy Framework, and all other material considerations, including equalities, it is concluded that the proposed development accords with the relevant policies of the Development Plan. Planning permission should therefore be granted, subject to the completion of the Section 106 Agreement and the conditions set out in this report.

8. RECOMMENDATIONS

8.1. Recommendation A

- 8.2. That planning permission be GRANTED, subject to the following conditions:

Condition 1 - Commencement within three years

The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.

Planning Sub-Committee – 14/01/2026

REASON: In order to comply with the provisions of the Town and Country Planning Act 1990 (as amended).

Condition 2 - Development 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.

Condition 3 - Materials

Prior to any above ground works associated with the construction phase of the development, full details, with samples held on site, of the materials to be used on the external surfaces of the buildings, including glazing, brick, mortar, pre-cast, metalwork including colour, solar shading and louvres, canopies and all boundary treatments, shall be submitted to and approved by the local planning authority in writing before any above ground work on the site is commenced. 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. These details are required prior to commencement of any above ground works as they are integral to the fabric of the development and cannot therefore be dealt with retrospectively.

Condition 4 - Detailed drawings

Detailed drawings/full particulars of the proposed development showing the matters set out below must be submitted to and approved by the local planning authority, in writing, before work on the relevant part of the development commences. The development shall not be carried out otherwise than in accordance with the details thus approved.

- a) Typical window and door details including sections at 1:20;
- b) 1:20 drawings of all boundary treatments(including timber bollards)
- c) Drawings and material samples of hard and soft landscaping including planters, cycling infrastructure, bike and bin stores, and species selections
- d) Detailed drawings showing details including expansion joints, vents, rainwater goods etc

Planning Sub-Committee – 14/01/2026

REASON: To ensure a satisfactory external appearance.

Condition 5 - No non-road mobile machinery

No non-road mobile machinery (NRMM) shall be used on the site unless it is compliant with the NRMM Low Emission Zone requirements (or any superseding requirements) and until it has been registered for use on the site on the NRMM register (or any superseding register).

REASON: To ensure that air quality is not adversely affected by the development in line with policy SI 1 of the London Plan (2021) and the Mayor's The Control of Dust and Emissions During Construction and Demolition SPG (2014).

Condition 6 - Demolition, Construction & Environmental Management Plan

No development shall commence until full details of the proposed construction methodology, in the form of a Demolition and Construction Statement, is submitted to and approved in writing by the local planning authority. The Demolition and Construction Statement shall include details of the following relevant measures:

- a) An introduction consisting of construction phase environmental management plan, definitions and abbreviations and project description and location;
- b) A description of management responsibilities;
- c) Measures to prevent the deposit of mud and debris on the public highway;
- d) A description of the construction programme which identifies activities likely to cause high levels of noise or dust;
- e) Site working hours and a named person for residents to contact;
- f) Detailed site logistics arrangements;
- g) Details regarding parking, deliveries, and storage;
- h) Details regarding dust and noise mitigation measures to be deployed including identification of sensitive receptors and ongoing monitoring;
- i) A suitably qualified person shall develop a separate scheme of noise monitoring and management which shall be submitted to and approved in writing by the local planning authority.
- j) Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network; and
- k) Communication procedures with Hackney Council and local community regarding key construction issues – newsletters, fliers etc.

The construction shall thereafter be carried out in accordance with the details and measures approved in the Demolition and Construction Statement for the related phase unless the written consent of the local planning authority is received for any variation.

Planning Sub-Committee – 14/01/2026

REASON: Development must not commence before this condition is discharged to avoid hazard and obstruction being caused to users of the public highway and to ensure minimal nuisance or disturbance is caused to the detriment of the amenities of adjoining occupiers and of the area generally and to avoid hazard and obstruction to the public highway.

Condition 7 - Sound insulation between inside and outside

Prior to commencement of the development, a scheme of sound insulation measures shall be submitted to the local planning authority for approval. The insulation shall be designed so that noise from the environment does not result in an excess of the indoor ambient noise levels specified within BS8233:2014 'Guidance on sound insulation and noise reduction for buildings' in the flats above the nursery. The approved insulation measures shall thereafter be implemented in full.

REASON: To protect acceptable local noise levels.

Condition 8 - Sound insulation in and between dwellings

Prior to commencement of the development, a scheme of sound insulation measures shall be submitted to and approved in writing by the council, of an enhanced sound insulation value $D_{nT,w}$ [and $L'_{nT,w}$] of at least 5dB above the standards of Building Regulations Approved Document E 'Resistance to the passage of sound' for the floor/ceiling/wall structures separating different types of rooms/ uses in adjoining dwellings, namely [eg. living room and kitchen above bedroom of separate dwelling]. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

REASON: To ensure that the amenity of occupiers of the development site is not adversely affected by noise.

Condition 9 - Plant noise

Prior to the installation of any new plant or associated ancillary equipment, all such equipment shall be designed, installed and isolated 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

Planning Sub-Committee – 14/01/2026

submitted to the Local Planning Authority in writing for approval prior to installation. The plant shall thereafter be installed and maintained in accordance with the approved details.

REASON: To protect acceptable local noise levels.

Condition 10 - Plant noise

The use hereby permitted, or the operation of any building services plant, shall not commence until a post-installation noise assessment has been carried out and submitted to the LPA for approval in writing to confirm compliance with the noise criteria. The scheme shall be implemented in accordance with the approved details and attenuation measures, and they shall be permanently retained and maintained in working order for the duration of the use and their operation.

REASON: To protect the amenities of adjoining occupiers and the surrounding area.

Condition 11 - Contamination

Prior to commencing the works, for each section of the development or stage in the development - as may be agreed in writing by the local planning authority (LPA) - a scheme including the following components to address the risks associated with site contamination shall be submitted to, and approved in writing by, the LPA.

- a) A preliminary risk assessment which identifies all previous uses, potential contaminants associated with those uses (including asbestos, landfill gas, vapours and ground water contaminants); a conceptual model of the site indicating sources, pathways and receptors; and potentially unacceptable risks arising from contamination at the site;
- b) A generic and detailed quantitative risk assessment based on (a) that identifies the risk to all receptors potentially affected, including those off site;
- c) In the event that remediation measures are deemed necessary following the results of (b), an options appraisal identifying feasible remediation options, detailing evaluation of options, and selecting the most appropriate remediation option(s);
- d) A remediation strategy focused on the remediation option(s) selected in (c) 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.
- e) A verification plan explaining how the effectiveness of the remediation works set out in (d) will be measured, and how data will be collected and assessed to demonstrate that the remediation objectives and criteria will be met.

Planning Sub-Committee – 14/01/2026

- f) A verification report demonstrating that remediation objectives and criteria identified in (e) 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 ensure that during demolition and construction works that there would be no negative amenity or highway impacts as a result of the development. These details are required prior to commencement as they affect the entirety of the construction phase and cannot, therefore, be dealt with retrospectively.

Condition 12 - Flood Risk Assessment

No development shall commence until a Flood Risk Assessment or Flood Risk Statement has been submitted to and approved in writing by the LPA, in consultation with the LLFA. The assessment shall identify and assess all relevant sources of flood risk affecting the site, including surface water flooding, and shall demonstrate that the development will be safe for its lifetime, including consideration of residual risk, and will not increase flood risk elsewhere.

Where the approved assessment identifies the need for flood risk mitigation measures, details of such measures shall be submitted to and approved in writing by the LPA, in consultation with the LLFA, prior to their implementation. The development shall thereafter be carried out in accordance with the approved details.

REASON: To ensure the development is safe from flooding for its lifetime and does not increase flood risk elsewhere, in accordance with policy LP10 of the Hackney Local Plan 2023 (2020).

Condition 13 - Sustainable Urban Drainage

Prior to superstructure works, detailed specification, a drainage layout and a management & maintenance plan of the living roof (substrate depth of 80-150mm excluding the vegetative mat), permeable paving, and attenuation tanks shall be submitted to, and approved by the LPA, in consultation with the LLFA. If

Planning Sub-Committee – 14/01/2026

soakaways i.e. plastic modules and soakaway rings are used, an infiltration test must be carried out to ensure that the capacity of the soil is suitable for infiltration. It must be demonstrated that there will be no increase in surface water flow being discharged offsite and an overall reduction in peak flow rate and volume.

REASON: To ensure the development incorporates appropriate sustainable drainage measures, manages surface water effectively, and does not increase flood risk on or off site, in accordance with policy LP10 of the Hackney Local Plan 2023 (2020).

Condition 14 - Cycle parking

Prior to the first occupation of the development hereby approved, notwithstanding the details as shown on the approved drawings, precise details of the proposed cycle parking provision which is safe, secure and accessible for all shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in strict accordance with the approved details and thereafter retained solely for its designated use.

REASON: To ensure adequate provision for the safe and secure storage of bicycles, to promote sustainable modes of transport and in the interest of safeguarding highway safety in accordance with policy LP42 of the Hackney Local Plan 2033 (2020).

Condition 15 - Refuse and recycling

Prior to the first occupation of the development hereby approved, notwithstanding the details as shown on the approved drawings, precise details of the proposed refuse and recycling storage capacity shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in strict accordance with the approved details and the area shall remain free from obstruction other than for its approved use.

REASON: To ensure adequate provision for refuse and recycling is provided which would safeguard the amenity of the area and not compromise pedestrian safety.

Condition 16 - Sustainable Waste Management Plan

The applicant is required to ensure that in managing any waste arising from construction processes, including demolition and groundworks and above ground works, that the following targets are met:

- Municipal waste recycling rate of 65%
- Business waste recycling rate of 75%

Planning Sub-Committee – 14/01/2026

- Minimum of 95% demolition or site waste diverted from landfill for reuse, recycling or recovery
- Minimum of 95% of excavation waste diverted from landfill for beneficial use
- Minimum of 20% of the new building material elements are comprised of recycled or reused content

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.

Condition 17 - Future DHN connection

Prior to the commencement of above ground works for the development hereby approved, a revised set of information demonstrating the ability for future connection to Decentralised Energy Network (DEN) shall be submitted to and approved in writing by the local planning authority. The submitted details shall include drawings drafted at the appropriate scale and full detailed specification to include the following:

- a) Updated evidence of 2 ways correspondence between the applicant, the relevant local authority and network provider confirming the identified DHN has the capacity to serve the development, as well as supporting estimates of the CO2 emission factor to meet the limit set out in Part L 2021, installation cost and timescales for connection
- b) Layout of plant room showing space for future heat exchanger
- c) Layout of obstacle free safeguarded route between heat exchanger and incoming DEN entry point
- d) Details of on-site connection to be pre-installed and capped with flange
- e) Details of proposed pre-installed pipework connecting identified plant room/ heat exchanger to proposed heating system(s)

Where it is deemed unviable to connect to a future DHN and provide the above, the applicant shall provide robust justification.

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.

Condition 18 - Water efficiency

Prior to the first occupation of the development hereby approved, 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

Planning Sub-Committee – 14/01/2026

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.

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 (2021), Hackney Local Plan (2020) and the National Planning Policy Framework (2024).

Condition 19 - Overheating

Prior to the above grade works of development an updated dynamic overheating risk assessment shall be submitted to and approved by the local planning authority, assessing all units and following the CIBSE TM52 (non residential) & TM59 (residential) methodology.

The assessment must include design specific details of how each steps 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

All report results of the dynamic modelling in line with the CIBSE TM52 and TM59 compliance criteria must clearly set out the pass rate (%) of each of the cooling hierarchy steps, using baseline scenario and additional modelled scenario to test all mitigations (passive first, active as last resort) measures required until all units pass the overheating risk assessment - as follows:

- Step 1 mitigation measures description leading to pass rate of X%
- Step 2 mitigation measures description leading to pass rate of XX% etc

**X and XX representing the outcome of the testing.*

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 must be used and include:
at least one unit for each identified flat type/area type, and any unit subject to the following criteria: units (a) with large glazing areas, (b) on the topmost floor, (c)

Planning Sub-Committee – 14/01/2026

having limited shading, (d) having large, sun-facing windows, (e) having a single aspect, or (c) having limited opening windows

The applicant should provide supporting evidence such as scope drawings highlighting what units/areas have been included in the modelling.

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

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

The development 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.

Condition 20 - Overheating

Prior to the occupation of the development hereby approved, a final “as-built” overheating risk assessment shall be submitted and approved in writing by the local planning authority, assessing all units and following the CIBSE TM52 (non residential) & TM59 (residential) methodology, confirming % pass rates for each TM49 weather file have or improved upon pre-commencement figures following the prospective retrofit measures.

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.

Condition 21 - Air source heat pump (ASHP)

Prior to the occupation of the development hereby approved, details must be submitted to and approved by the local planning authority to demonstrate at least the consented standards have been met, as set out in the hereby approved Energy

Planning Sub-Committee – 14/01/2026

Statement (prepared by NRG dated 04/09/25) and supporting Technical Notes:

- a) Minimum 5kW heat pump Coefficient of Performance of 3 (300%);
- b) A revised and updated roof plan demonstrating that the ASHP layout has been optimised to accommodate a maximised Solar PV and biodiverse green roof in conjunction with any service penetrations, fire breaks and other coordination considerations and prioritising communal heating as a far as possible;
- c) Details of location of the condenser units from the heat pump systems and any noise solutions to mitigate the impact for nearby sensitive receptors; and
- d) Low GWP refrigerant R290, or equivalent/better.

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.

Condition 22 - Solar PV panels

Prior to the occupation of the development hereby approved, details must be submitted to and approved by the Local Authority to demonstrate at least the consented standards have been met, as set out in the hereby approved Energy Statement (prepared by NRG dated 04/09/25):

- a) A minimum of solar PV panels annual electricity peak generation of 3 kWp;
- b) A minimum of six solar PV panels of 500 watts output; and
- c) A revised and updated roof plan demonstrating that the Solar PV layout has been optimised to accommodate a maximised Solar PV and biodiverse green roof in conjunction with any ASHP, MEP, service penetrations, fire breaks and other coordination considerations.

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.

Condition 23 - Mechanical ventilation with heat recovery (MVHR)

Prior to the occupation of the development hereby approved, details must be submitted to and approved by the local planning authority to demonstrate at least the consented standards have been met, as set out in the hereby approved Energy Statement (prepared by NRG dated 04/09/25) and supporting Technical Notes for providing a minimum MVRH efficiency of 88%.

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 SI2 and SI4 of the

Planning Sub-Committee – 14/01/2026

London Plan.

Condition 24 - Hard and soft landscaping

Prior to the occupation of the development phase, detailed drawings and plans for the hard and soft landscaping scheme for the development shall be submitted to and approved in writing by the local planning authority.

The details shall include:

- A planting plan (including new trees if applicable) including species which are known to have value to wildlife;
- Soil volumes for proposed tree planting and planters;
- Projected mature height and crown spread of proposed new trees;
- Tree pit specifications and planter specifications for above ground planting;
- Methods of tree support - e.g. staking or underground guying and protection - e.g. tree guards, grilles etc;
- A diverse and varied planting plan and distribution of plant species to avoid block planting;
- Areas to be grass seeded or turfed (if applicable);
- Details of hard landscaping;

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 trees or plants that die, or are severely damaged, seriously diseased, or removed.

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

Condition 25 - 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 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;
- The design of the biosolar roof should be in line with GRO's code of best

Planning Sub-Committee – 14/01/2026

practice;

- Section drawings demonstrating a minimum substrate depth of no less than 80mm;
- Details of the proposed type of invertebrate habitat with a minimum of one feature per 30m²; which could include areas of bare, unplanted substrates, log piles, boulder or stone piles, sand piles;
- Details of the drainage system for the roof;
- Details of the planting mix; Including a minimum of 16+ species; the roof should not rely on one species of plant life;
- Management and maintenance plan, including access arrangements, irrigation, and general maintenance actions of biosolar roof;
- 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.

Condition 26 - Swift boxes

Prior to the occupation of the development hereby approved, details and full specifications of 2 bird boxes, 2 swift bricks/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 should include:

- A minimum of 2 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. 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 2 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

Planning Sub-Committee – 14/01/2026

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 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.

Condition 27 - Secured by design

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.

REASON: To ensure that the development incorporates appropriate measures to minimise the risk of crime and anti-social behaviour, promotes a safe and secure environment for future occupiers and the wider community, and accords with the principles of Secured by Design, in accordance with London Plan policy D11 and Hackney Local Plan policy LP7 (Safety and Security).

Condition 28 - Secured by design

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: To ensure that the development incorporates appropriate measures to minimise the risk of crime and anti-social behaviour, promotes a safe and secure environment for future occupiers and the wider community, and accords with the principles of Secured by Design, in accordance with London Plan policy D11 and

Planning Sub-Committee – 14/01/2026

Hackney Local Plan policy LP7 (Safety and Security).

8.3. Recommendation B

8.4. That the above recommendation be subject to the landowners and their mortgagees entering into a Legal Agreement by means of a legal deed in order to secure the following matters to the satisfaction of the Director of Legal, Democratic and Electoral Services:

- 1) 100% onsite affordable housing;
- 2) Car free development (non-blue badge holders);
- 3) Carbon offset payment of £8,004 (subject to review);
- 4) Demolition and construction management plan;
- 5) Monitoring costs of £2,220 in accordance with the *Planning Contributions SPD (2020)* to be paid prior to completion of the proposed legal agreement; and
- 6) 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.

8.5. Recommendation C

8.6. That the Sub-Committee grants delegated authority to the Director of Neighbourhoods & Housing Climate, Homes and Economy and Assistant Director Planning & Building Control (or in their absence either the Growth Team Manager or Development Management & Enforcement Manager) to make any minor alterations, additions or deletions to the recommended conditions 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).

9. INFORMATIVES

9.1. The following informatives should be added:

- SI.6 Control of Pollution (Clean Air, Noise, etc.)
- SI.7 Hours of Building Works
- SI.24 Naming and Numbering
- SI.50 S106 Agreement
- UNO Unexploded Ordnance
- NPPF Applicant/Agent Engagement

Planning Sub-Committee – 14/01/2026

Signed Simone Ward **Date** 19/12/2025

Natalie Broughton - Assistant Director, Planning & Building Control

No.	Background Papers	Name,Designation & 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>	<p>Simone Ward Senior Officer</p> <p>Planning</p>	<p>1 Hillman Street London E8 1FB</p>