

MINUTES OF A MEETING OF THE PLANNING SUB-COMMITTEE

WEDNESDAY 14 JANUARY 2026

Councillors Present:	Cllr Jessica Webb in the Chair
	Cllr Michael Desmond, Cllr Jon Narcross (Vice-Chair), Cllr Ali Sadek, Cllr Ian Sharer and Cllr Penny Wrout.
Apologies:	Cllr Clare Potter, Cllr Ifraax Samatar and Cllr Sheila Suso-Runge.
Also in attendance:	Laurence Ackrill, Development Management Team Leader Gareth Barnett, Team Leader Natalie Broughton, Assistant Director, Planning & Building Control Martin Bull, Governance Officer Britney Ford, Planning Officer, Luciana Grave, Conservation Urban Design and Sustainability Manager Zarreen Hadadi, Planning Officer Peter Kelly, Principal Urban Design Officer Tessa Mitchell, Team Leader, Governance Services (virtual) Christopher Poad, Senior Planning Officer Qasim Shafi, Highways and Transport Officer (virtual) Courtnei Blackwood-Swaby, Legal Officer Gareth Sykes, Governance Officer John Tsang, Development Management and Enforcement Manager Anwar Hussain, ICT Officer (Virtual)
Absent:	Cllr Humaira Garasia

1 Apologies for Absence

- 1.1 Apologies for absence were received from Councillors Potter, Samatar and Suso-Runge.
- 1.2 Councillor Garasia was recorded as being absent from the meeting.

2 Declarations of Interest

- 2.1 None.

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

- 3.1 None.

4 Minutes of the Previous Meeting

- 4.1 The Sub-Committee considered the minutes of its previous meetings, held on 19 and 5 November 2025.

Decision:

The minutes of the previous meetings, held on 19 and 5 November 2025, were agreed as an accurate record of those meetings' proceedings.

5 2025/1044: 1 - 2 Furrow Lane, Hackney, London, E9 6JS

Agenda item 5 was withdrawn.

6 2025/2111: 25 Elsdale Street, Hackney, London, E9 6QY

- 6.1 PROPOSAL: Construction of a two-storey vertical extension to provide 5 No. self-contained residential units with cycle parking, refuse storage facilities alongside associated works to the external elevations.

POST SUBMISSION REVISIONS:

The Applicant has provided amendments and additional information in response to requests from the LPA. These relate to cycle parking, waste storage provision, internal space standards, solar panel impact and sustainability:

- Cycle Parking: Amended drawings have been submitted showing revised cycle parking provision, with the majority now provided as single-tier Sheffield stands.
- Waste Management: Amended plans demonstrate adequate refuse and recycling capacity. Minor revisions have been made to the bin store layout and door arrangement on the Milborne Street elevation to improve access and operational use.
- Internal Floor Area: Updated GIA measurements for Unit 2.2 confirm compliance with the minimum NDSS internal space standards, ensuring all residential units meet national requirements.
- Solar Panels: The Applicant's Daylight Consultant confirmed that the development will not materially affect solar radiation to existing panels at 15 Elsdale Street, with any impact expected to be minimal due to separation distances and orientation.
- Sustainability: The Applicant confirmed that SAP calculations have been based on standard ASHP table efficiencies pending final unit selection. The submitted carbon offset reflects this assumption, with final units expected to perform more efficiently. A glazing-ratio review confirmed compliance in the most highly glazed habitable rooms, with any minor exceedances mitigated through low g-value glazing and adequate ventilation.

No further consultation exercise was carried out due to the minor changes as a result of the amendments.

- 6.2 The Planning Officer introduced the planning application as published.

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

- 6.3 Adam Williams from CMA Planning and James Kitson from Paolo Cossu Architects, were present in support of the planning application and to respond to questions from the Sub-Committee.
- 6.4 During questions on the proposals a number of points were made including the following;
- One bedroom units were proposed for the first floor and two bedroom units were proposed for the second floor;
 - The vertical extension would be placed on top of the existing brickwork, which would be cleaned with some external alterations;
 - The use of the ground and first floor was not part of the application before the Sub-Committee for consideration. The change of use of those two floors was permitted development, which had been approved previously;
 - Some of the Sub-Committee members indicated their disappointment that the proposals had not included three bedroom units;
 - The refurbishment of the existing building was welcomed;
 - Eleven objections to the proposals were received which covered a number of concerns;
 - Some of the Sub-Committee members welcomed the use of red brick as part of the proposals.

Vote

For: Cllr Michael Desmond, Cllr Jon Narcross (Vice-Chair), Cllr Ian Sharer, Cllr Ali Sadek and Cllr Jessica Webb (Chair).

Against: None.

Abstained: Cllr Penny Wrout.

RESOLVED:

To grant Planning permission subject to conditions and completion of a Section 106 legal agreement.

7 2025/1748: 40-43 Andrews Road, London, E8 4RL

7.1 PROPOSAL:

Retention of existing portakabins to the rear and front of the site as offices in association with vehicle parking for coaches, retention of storage containers and floodlights to the rear of the site, retention of fencing and relocation of x1 storage container to the front of the site for a period of 3 years

- 7.2 The Planning Officer introduced the planning application as published. During the course of the officer's presentation reference was made to the published addendum and the following amendments to the application report;

Paragraphs 1.2, 2.1 and 6.2.3 were to be amended.

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

- 7.3 Graham Allison (Associate), of Montagu Evans LLP, spoke in support of the planning application.

7.4 During questions on the proposals a number of points were made including the following;

- The existing building on site was not listed. It was a non-designated heritage asset. The Planning Service acknowledged that the portakabin in front of the building was creating some limited harm to the view of the frontage of the building, however the Planning Service had concluded that the harm was limited. The proposals before the Sub-Committee would not undermine any future separate application;
- The portakabins on site were currently in use as office space;
- The proposals before the Sub-Committee were identical to two previous applications, which started in 2019 and 2022 respectively. For the portakabins to become permanent, the applicant would be required to submit a Lawful Development Certificate (LDC). In order for that it would have to be demonstrated that the operational use of the portakabins was in continuous use for 10 years.

Vote

For: Cllr Michael Desmond, Cllr Jon Narcross (Vice-Chair), Cllr Ian Sharer, Cllr Ali Sadek, Cllr Jessica Webb (Chair) and Cllr Penny Wrout.

Against: None.

Abstained: None.

RESOLVED:

To grant Planning permission, subject to conditions.

8 Delegated decisions

8.1 The Sub-Committee considered the delegated decisions document for the 7 November 2025 to 4 January 2026 period.

RESOLVED:

To note the delegated decisions document for the 7 November 2025 to 4 January 2026 period.

9 Any Other Business the Chair Considers to be Urgent

9.1 The next meeting was scheduled for 4 February 2026.

Duration of the meeting: 6.30pm - 7.17pm

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