

LONDON BOROUGH OF HACKNEY

PLANNING SUB-COMMITTEE
26/02/2026

ADDENDUM SHEET

ITEM 5: 2022/1468: Land to the Rear of 1-19 Victorian Grove, London, N16 8EN

Additional document:

Flood Risk Assessment Addendum Rev 2 prepared by Cole Easdon dated February 2026.

An addendum to the Flood Risk Assessment was submitted to confirm the internal FFLs for GF will be above the 150mm recommendation per Environment Agency standing advice.

Paragraph 4.5 amended to read

228 neighbouring notification letters were sent to occupiers adjoining and adjacent to the site. To date 59 objections from ~~30~~ 34 individuals have been received on the following grounds

Additional neighbour comments

Following publication of the committee report an additional two objections were received. These raised the following concerns:

- The proposed development is too focused on maximising private profit rather than being in the best long-term interest for the community
- The scheme is one storey too high
- Noise impacts of ASHP
- The Air Quality Assessment (AQA) is incomplete and does not suitably address the impact of the demolition and building activities
- It is not clear from the AQA if there will be a more detailed demolition survey or any monitoring during demolition and building
- Issues regarding contamination are not addressed sufficiently in the committee report
- There is no provision for, nor consideration of, the safe removal of asbestos roofs from the current buildings occupying the site
- The documents and drawings seem vague and inaccurate and it is hard to make a judgement on these drawings (exact placement of windows, utility areas, heat pumps etc. are not clear)
- The planner only visited the site in February, the week before the report was published and so did not fully consider objector views

Requests were also made for the committee members to visit the site and ward members to visit the neighbouring properties.

Officer comments: Affordable housing, air quality, amenity impacts and design issues are discussed and assessed within the published committee report. Asbestos removal is covered under separate legislation so cannot be afforded significant weight as a material planning consideration. The submitted drawings are considered accurate and adequate to assess the impact of the development on the site. All objections were reviewed and taken into account during the drafting of the report, which was completed after the officer visited the site and surrounding occupiers (save for those at Shannon Court).

Paragraph 4.18 amended to include additional comments from HSPG

Hackney Society Planning Group: **The project presents as a well organised and considered application but which nevertheless represents a lot of flats with very little exterior space on a confined backlands site. Our concern is that the chosen neo-brutalist, brick aesthetic will create a tough, overbearing ‘street’ character that exacerbates the narrowness of the exterior spaces and the height of the blocks. Backlands sites are characterised more by a garden- or planting-based setting and one can envisage a softer aesthetic of timber, panelling and more extensive planting creating a richer and more attractive environment.**

Paragraph 4.19 added

Hackney Swifts Group: The current apparent lack of provision for nesting birds (Planning Statement by Hybrid, section Ecology & Landscaping pages 29-30) is inadequate compared to the requirements of Hackney policy: Local Plan LP47, Biodiversity Action Plan, and draft Local Nature Recovery Plan.

In summary, we request that swift bricks are installed with numbers and locations in accordance with best-practice guidance, to provide a long term, zero maintenance and aesthetically acceptable enhancement for local biodiversity in accordance with the Local Plan LP47.

In more detail, the ecologist ASW Ecology Ltd highlights the presence of swifts in the vicinity of the development site in their Preliminary Ecology Appraisal report (section 3.1 Birds, page 6), and there are several nest sites confirmed on adjacent Dynevor Road (recorded on the RSPB Swift Survey database).

However, it is surprising and disappointing that the ecologist ASW Ecology ignores these records and also seems unaware of LP47 and has only recommended a very small number (2-3) of external nest boxes Schwegler 1B for Blue/ Great Tits (which are not target species as set out in LP47).

Swift bricks are universal nest bricks for a wide range of small bird species, and are preferable to external bird boxes for reasons of longevity, maintenance, and temperature regulation with future climate change in mind.

We therefore request that swift bricks are installed with numbers and locations in accordance with best-practice guidance, to provide a long term, zero maintenance and aesthetically acceptable enhancement to local biodiversity - best-practice guidance is provided by CIEEM, and also British Standard BS 42021:2022.

Officer comment: This matter is addressed in conditions set out in the original report

Additional submissions:

Following publication of the committee report, the following additional comments were received.

Drainage: We have reviewed the Flood Risk Assessment & Surface Water Drainage Strategy (Job No: 8538, Issue 4, January 2024) and the Technical Note – 8538/01: Flood Risk Assessment Addendum (Issue 2, February 2026), both prepared by Cole Eason and have no objection subject to conditions.

Paragraph 6.7.7 amended to read

The proposals articulate the massing to read as part 2-storey, part 4-storey blocks where the top two floors are set back from the northern ends to reduce the perceived bulk and overlooking to the north

and a ~~reduced~~ ~~reduced~~ mass of 2-stories when arriving to the site affords a comfortable scale where the site is narrowest.

Paragraph 6.7.9 amended to read

Architecturally the proposal is seen as an improvement on the existing and the principle and indicative design of the chosen material palette is acceptable. **This includes** ~~ing~~ the use of predominantly brickwork facades characterised by large windows openings that are deeply recessed **in addition to** ~~with~~ precast concrete elements and articulated brickwork which adds texture and visual interest.

Paragraph 6.7.10 amended to read

Overall, the architectural detailing demonstrates a high level of design quality, subject to detailed material specifications being secured through appropriate planning conditions to ensure the building is completed to a high **standard** ~~quality~~.

Paragraph 6.1.11 amended to read

The proposed UGF score is 0.14, which is well below the target of 0.4. Whilst the UGF provided does not meet the minimum set out in policy, the UGF proposals overall are positive. Many of the available space has been maximised for planting and tree planting. However, a condition of permit will require soft landscaping plans to include the planting mix, as recommended by the Preliminary Ecology Assessment. **Additionally, a condition should require the submission of an Urban Greening Master Plan which demonstrates how urban greening has been maximised on the site and requires a minimum UGF of 0.2. If this cannot be achieved, a financial contribution should be secured by legal agreement to contribute towards urban greening measures in the area.**

Paragraph 6.9.12 amended to read

In regard to Biodiversity Net Gain legislation, ~~there is currently no on-site habitat and, as such, the site is exempt from biodiversity net gain requirement.~~ **the application was submitted prior to the legislation and as such does not fall to be assessed against this metric.**

Conditions revised as follows

The land & finished floor levels updated in response to the submitted FRA addendum and drainage technical note.

9.1.15 Land & Finished Floor Levels

~~Prior to commencement of the superstructure works hereby permitted full details of the proposed land levels of the site and ground floor finished floor levels, which shall comply with the recommendations of section 3.19 of the Flood Risk Assessment & Surface Water Drainage Strategy (Job No: 8538, Issue: 4) prepared by Cole Eason, shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the details thus approved, which shall be implemented in full prior to the first occupation of the relevant phase of development, and maintained as such for the lifetime of the development.~~

~~REASON: In the interest of flood risk mitigation.~~

Prior to commencement of the superstructure works hereby permitted, full details of the proposed site levels and the finished floor levels of all ground floor residential units and building entrances shall be submitted to and approved in writing by the LPA in consultation with the LLFA. The submitted details shall comply with the recommendations set out in the Technical Note – 8538/01 Flood Risk Assessment Addendum (Issue 2, February 2026) prepared by Cole Easdon and shall demonstrate that the finished floor levels of all ground floor residential units and building entrances are set a minimum of 150mm above the modelled 1 in 100 year pluvial flood level (including climate change) as identified within the approved Technical Note. The development shall thereafter be carried out in accordance with the approved details, which shall be implemented in full prior to the first occupation of the relevant phase of development and retained for the lifetime of the development.

REASON: In the interest of flood risk mitigation.

A reason should be included for the following condition.

9.1.28 DHN future connection readiness (Pre-commencement)

Prior to the commencement of relevant parts of 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 of the following, but not be limited to:

- 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 energy centre/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 with pre-installed and capped with flange
- e. Details of pre-installed pipework connecting identified plant room/ heat exchanger to proposed heating system(s)

Where it has been robustly demonstrated that a refrigerant based heating system (VRF) is the only viable option, a retrofit plan shall be submitted to and approved in writing by the Local Planning Authority. The retrofit plan should:

1. Detail how such system will be upgraded to a wet system compatible with a local DHN when there is a viable connection opportunity or when the system reaches its end of useful life whichever comes first and
2. Identify who will be responsible to implement the upgrade

REASON: In the interest of addressing climate change and securing sustainable and net zero development and construction, in accordance with LP55 and LP56 of the Hackney Local Plan, SI2, and SI3 of the London Plan, and Section 14 of the National Planning Policy Framework.

The following condition was updated to remove reference to EAHP.

9.1.31 Mechanical Ventilation and Heat Recovery (Pre-commencement)

Prior to the above grade works of the development hereby approved, full details including ventilation system (or any other related fixed plant adopted) specification and supporting drawings must be submitted to and approved in writing by the Local Planning Authority to demonstrate at least the following standards been achieved or improved upon as set out in the hereby approved Energy Statement (Revision 01 by AES Sustainability dated 10/09/25):

- a) Minimum MVRH efficiency of a minimum of 75% for residential units unless otherwise agreed in writing with the Local Planning Authority
- b) Details of summer bypass where applicable including provision and location across the development ~~and how this will work in relation to other cooling provisions through the EAHF to provide adequate cooling while reducing carbon emissions.~~

The MVHR thereby approved shall be installed prior to occupation of the development hereby 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.

The following condition updated to make reference to a MCS registered contractor.

9.1.32 Ventilation System (Pre-occupation)

Prior to the occupation of the development hereby approved, full details including as built ventilation system (or any other related fixed plant adopted) specification and supporting drawings and installation certificates by a **MCS registered suitable** contractor must be submitted to and approved in writing by the Local Planning Authority confirming the ventilation system has achieved or improved upon the pre-commencement figures,

Where compliance is not met, a remedial plan and associated cost plan must be prepared and submitted to the Local Authority for approval detailing the necessary measures to meet the required level of performance.

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

Additional conditions included

The following condition should be included to ensure that urban greening on the site is maximised.

Urban Greening Factor (UGF)

Prior to the commencement of development, a detailed Urban Greening Factor (UGF) Master Plan shall be submitted to and approved in writing by the Local Planning Authority, demonstrating how the development will achieve a minimum UGF target score of 0.2. The submission must include a clearly colour-coded master plan identifying all surface cover types within the development. A completed UGF calculation table must be provided, detailing each surface cover type with its corresponding UGF value, the total area of each surface type, the weighted score for each feature, and the cumulative total UGF score for the site. This should be accompanied by a detailed management and maintenance plan to ensure the long-term success of the greening measures. The development shall be implemented in accordance with the approved details prior to first occupation, and the greening features and soft landscaping must be maintained for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the development incorporates appropriate urban greening measures to enhance biodiversity, mitigate urban heat effects and contribute to environmental sustainability, in accordance with Hackney's Local Plan LP48 and the London Plan, Policy G5.

The following condition should be included to ensure that the sustainable drainage system is appropriately constructed and implemented.

Sustainable Drainage System Post-Completion

Prior to occupation of development hereby approved, evidence (including as-built drawings, photographs, post construction surveys) and a final completion statement signed off by a qualified drainage engineer, showing that the sustainable drainage system has been constructed as per the approved designs and in accordance with best practice, should be submitted and approved in writing by the Local Planning Authority.

REASON: In the interest of sustainable drainage.

Paragraph 9.2 amended as follows

Affordable Housing

- Provision of 7 social rent units (1 x 1-bed, 3 x 2-bed, 3 x 3-bed) and 5 intermediate units (3 x 1-bed, 2 x 3-bed) **with late stage review mechanism**

Biodiversity

- **Urban Greening contribution towards urban greening measures in the immediate area (in the event that an Urban Greening Factor of 0.2 cannot be achieved)**

ITEM 6: 2020/3309 Thaxted Court, Murray Grove, London, N1 7QQ

Additional document:

Acoustic Technical Note Rev 0 prepared by RBA Acoustics dated 10/02/26
Plant Noise Assessment Rev 0 prepared by RBA Acoustics dated 17/02/26

Following publication of the committee report additional plant noise reports were submitted to the Council's Environmental Health team in response to their comments concerning air source heat pump noise levels exceeding the local authority guidelines levels for the upper floors of the existing Thaxted Court building at night.

Additional submissions:

Following publication of the committee report, the following additional comments were received.

TfL: TfL have reviewed the committee report and are satisfied with the conditions and wording. TfL welcomes the removal of a standard car parking space in favour of an extra disabled persons' parking space.

Environmental Health: The Plant Noise Assessment and Acoustic Technical Note have been reviewed and they demonstrate the Hackney's plant noise criterion, which ensures that noise from new plant installations does not increase existing background levels at the nearest residential receptor, has been achieved through additional mitigation and control measures at most locations. As such, Environmental

Protection has no adverse observations in principle to this proposed mixed development based on the predictions submitted.

Paragraph 6.16.7 amended to read

A biodiverse extensive green roof is proposed on the **outer edge of the** south building and **a blue roof in the centre**; ~~and~~ the proposed planting mix is suitable for achieving a biodiverse green roof. The north and west buildings will feature a blue roof. Whilst welcomed, further details are needed, including drainage and management, and will be required as a condition of permit.

ITEM 7: 2025/1836: 1&3 Albert Close, Hackney, London, E9 7EX

Amended note to members: This application is presented to Planning Sub-Committee ~~as it constitutes a Council's own change of use planning application.~~ due to the level of objections received.

Paragraph 3.5.1 to be amended to read

"Letters of consultation were sent to 36 adjoining owners/occupiers. At the time of writing the report ~~45~~ **16** objections were received in the form of individual representations, a petition containing 12 signatures, and 12 letters of support".

Paragraph 6.1.3 amended to read: "... This would also help with regards to retaining a transition in terms of height towards the smaller buildings due ~~east~~ **west** of the site".

Paragraph 6.1.5 amended to read: "... The buildings to the ~~east~~ **west** are part two and part three-storey".

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

NATALIE BROUGHTON
Assistant Director Planning & Building Control