

MINUTES OF A MEETING OF THE PLANNING SUB-COMMITTEE

WEDNESDAY 11 MARCH 2026

Councillors Present:	Cllr Jessica Webb in the Chair
	Cllr Michael Desmond, Cllr Jon Narcross (Vice-Chair), Cllr Ali Sadek, Cllr Sheila Suso-Runge and Cllr Penny Wrout
Apologies:	Cllr Clare Potter and Councillor Ifraax Samatar
Officers in Attendance:	Gossica Anichebe, Policy and Projects Manager (virtual) Gareth Barnett, Development Management Team Leader Robert Brew, Major Team Leader Natalie Broughton, Assistant Director - Planning & Building Control Christopher Carthy, Assistant Director, Housing Regeneration & Delivery Joe Croft, Senior Transport Planner (virtual) Oliver Enticott, Major Project Planner Casandra Johnson, Planning Paralegal Natalie Kokayi, Governance Officer Peter Kelly, Principal Urban Designer Lorraine Murphy, Senior Planning Officer Matt Payne, Deputy Conservation Urban Design and Sustainability (CUDS) Manager Courtnei Blackwood-Swaby, Legal Officer Vicky Simon, Conservation & Design Officer Gareth Sykes, Governance Officer Helena Taylor, Senior Biodiversity Officer John Tsang, Development Management and Enforcement Manager
Absent:	Cllr Humaira Garasia and Cllr Ian Sharer

1 Apologies for Absence

- 1.1 Apologies for absence were received from Cllrs Potter and Samatar.
- 1.2 Councillors Garasia and Sharer were recorded as being absent from the meeting.

2 Declarations of Interest

- 2.1 Councillor Narcross (vice-Chair) declared an interest in relation to agenda item 6: he had had extensive conversations with local residents about the development. He would recuse himself from the duration of this agenda item.

- 2.2 For the public record, it was noted that all members of the Sub-Committee were acquainted with fellow Hackney Cllr George Gooch, who was speaking on behalf of local residents in objection to agenda item 7.

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 noted an email from an applicant suggesting changes to the minutes of the 4th of February planning meeting. The Governance Officer clarified that these minutes were a summary, not a transcript and that planning officers and the Sub-Committee Chair had already checked and signed off on the draft minutes before the applicant's email was received.

Resolved:

To approve the minutes of the previous meeting, held on 4 February 2026, as an accurate record of those meetings' proceedings.

5 2024/2201 (FP) & 2024/2162 (LBC): Site bounded by Worship Street, Curtain Road, Scrutton Street and Holywell Row, EC2A

The agenda item had been withdrawn.

6 2025/2579: Regents Court, Pownall Road, Hackney, E8 4QB.

- 6.1 PROPOSAL:
Demolition of existing garages, construction of 38 new residential dwellings (Class C3) with associated amenity space, cycle parking, refuse stores, hard and soft landscaping, play space, improvements to public realm and other associated works.

POST SUBMISSION REVISIONS:

Daylight, Sunlight and Overshadowing (February 2026, XCO2)

SUDS Strategy (February 2026, Heyne Tillett Steel)

Area and Accommodation Schedule (P02, Haworth Tompkins)

NHP1-HTL-RC-00-DR-A-00130 P02 (Proposed G+0 Building Plan)

NHP1-HTL-RC-00-DR-A-00100 P02 (Proposed G+0 Plan)

NHP1-LDA-RC-ZZ-DR-L-00001 D (Landscape; General Arrangement: UGF)

Tree Transplant Note (54/44/7/0, Ruskins)

- 6.2 The designated planning officer introduced the application during which they made reference to the published addendum and the following corrections(see the published addendum for full details):

- Parking Details

Typo: There were 13 existing parking spaces on site, not 12.

- Paragraph 5. Neighbours and Interested Groups

Additional Information: A further 34 objections had been received following the printing of the officer's report.

- Corrections were made to paragraphs 8.9, 8.151, 8.152 and 8.153, after typos were identified;
- Paragraph 8.157: Blue Badge Permits

Additional Information from Parking Services:

As part of the planning process, one extra general-use disabled bay would be created.

- Paragraphs 8.171 to 8.172: Access and Public Realm Work, were removed;
- Corrections to and additional information was provided to paragraphs 8.268 and 10.2: Heads of Terms / Planning Contributions;
- Condition 32

Typo: ~~32~~. **33**. Sound Insulation - Inside and Outside

- 6.3 Megan Kieran and Toby Mills spoke in objection to the application.
- 6.4 Jake Arnfield (Hackney Council Development Manager), Nour Sinno (a planner at HTA) and Jerry Van Veldhuizen (an architect at Haworth Tompkins) spoke in support of the application.
- 6.5 During the course of a discussion a number of points were raised including the following:
- Members expressed concern about balancing the need for social homes against the negative impacts on existing residents, particularly the loss of green space. Planning Officers in response acknowledged the loss of the green space but this was reflected in the overall balance of the scheme against the benefits, including the provision of social housing;
 - The proposed development had significantly improved, with a Biodiversity Net Gain (BNG) score of 37%, exceeding the 10% minimum target. The scheme also included 15 new trees, new planting, rain gardens, lawns, and planting beds;
 - An isolated area to the north of the new building did not meet the 50% sun ground requirement, the areas to the east and west of the proposed building would receive 100% two hours of sunlight, meaning the overall scheme complied with sunlight figures;
 - Officers acknowledged the impact of the proposals on daylight, noting the remaining available daylight levels compared favourably to results seen elsewhere in the borough;
 - Although the ideal Vertical Sky Component (VSC) for daylight was 27%, the proposed scheme's 20% level was deemed acceptable for an urban area, as Hackney regularly approves schemes with VSC as low as 17-18%. Planning Officers concluded that while the proposal reduces light, the impact was not significant enough to warrant refusing planning permission;

- The northern elevation was approximately five metres from the garden boundary and 20 metres from neighbouring rear windows. Objectors were concerned about privacy, citing east-facing balconies and the proximity, noting a new, taller block of 25 flats would obstruct all south-facing light;
- Objectors claimed the five-story block would cause significant overshadowing due to its proximity and being two floors higher than the adjacent flats. The applicant deemed the 18.8m distance between the proposed eastern block and the existing building acceptable for structures over five stories. Planning Officers added that the new building's rear deck access was designed to prevent overlooking private gardens;
- Applicant representatives stated the proposals would activate inactive walkways, currently prone to anti-social behaviour, by maintaining key pedestrian routes. The Designing Out Crime Officer had supported this, agreeing that new residential homes would activate the routes, making it essential to preserve both cut-throughs for residents' movement. Objectors responded by claiming that the walkways were not inactive, and the narrowness and limited lighting (a Canal and River Trust constraint) could worsen existing anti-social behaviour.

Vote

For: Cllr Michael Desmond, Cllr Ali Sadek and Cllr Jessica Webb (Chair)
Against: Cllr Sheila Suso-Runge and Cllr Penny Wrout.
Abstained: None.

Resolved:

To grant conditional planning permission subject to completion of a legal agreement.

7 2024/2539: 1 Albion Drive, Hackney, London, E8 4ET

7.1 PROPOSAL:

Sub-division from single family dwelling (Use Class C3) to form two separate flats (Use Class C3). Demolition of rear outbuilding, excavation to create front light well and lowered rear garden, creation of three storey stepped rear extension and mansard roof extension. External alterations to existing building including new windows to side, new metal framed glazing to rear at lower ground. New bike and bin stores, railings and gates to the communal area to the front.

POST REVISIONS:

The Applicant has provided amendments and additional information in response to the LPA's concerns relating to design, amenity, cycle storage, refuse storage, trees and sustainability.

Design: Materials for the proposed mansard and rear extension and windows have been revised, together with alterations to the front boundary treatment.

Amenity: The roof terrace and glazing at mansard level on the east elevation have been removed.

Cycle Storage: Relocated to serve Flat A (lower ground floor) and Flat B (west elevation).

Waste Provision: Refuse storage reoriented away from the front boundary.

Trees: An Arboricultural assessment has been submitted.

7.2 The planning officer introduced the application during which they made reference to the published addendum and the following corrections (see the published addendum for full details):

- Additional Information:

A further three representations had been received following the publication of the officer's report.

- A written objection was received from Cllr George Gooch.

2.0 Consultation - Officers report

- There was an amendment to paragraph 4.0 of the officer's report 'Consultation'.

- 3.0 Condition

Additional information to the Officer's Report.

Recommendation B: Paragraph 8.21 Amenity

- 4.0 Amenity

Paragraph 6.6.6 of the officer's report would be amended.

7.3 Hackney Ward Councillor George Gooch and local residents Emer Lynam, Dr Alban Webb and Christian Toennesen spoke in objection to the application.

7.4 Marty McColl, the Director for Up Architects Ltd, spoke in support of the application.

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

- The applicant explained that the lengthy application period was to procedural issues, including multiple consultations and the extended time needed for information submission;
- Objectors disagreed with the officer's claim that the parapet ledge would obscure the mansard window views, arguing the windows looked straight into the neighbouring listed houses. The planning officer responded that bathroom windows would be fully opaque, and other windows would be opaque up to 1.7 metres to limit direct views while retaining natural light;
- The applicant confirmed plans to clean the existing brickwork and use reclaimed London stock brick with lime mortar for repairs and new construction. Planning officers deemed this acceptable because the building was an isolated outlier in the conservation area, meaning this approval would not set a precedent for developments with different contexts;
- Flat B was slightly below space standards, but planning officers accepted this due to positive factors such as its dual aspect,

communal outdoor space access, and the building's sustainable location;

- Planning officers addressed concerns about trees/biodiversity, noting the proposals added soft landscaping and swift boxes, which improved the current hard standing. Surface water drainage concerns were also mitigated, with planning officers confirming the area's low flood risk and the inclusion of a sustainable drainage plan condition.

Vote

For Cllr Michael Desmond, Cllr Jon Narcross (vice-chair), Cllr Ali Sadek, Cllr Jessica Webb (Chair) and Cllr Penny Wrout.

Against: Cllr Sheila Suso-Runge.

Abstained: None.

Resolved:

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

8 Delegated decisions

8.1 The committee noted the delegated decisions document for the 16 February 2026 to 25 February 2026 period.

Resolved:

To note the delegated decisions document for the 16 February 2026 to 25 February 2026 period.

9 Any Other Business the Chair Considers to be Urgent

9.1 Committee members noted that item 5, Shoreditch Works, was withdrawn from the meeting agenda as the application was called in by the Mayor of London for determination.

9.2 The next planning meeting was on the 1st of April.

CLOSE OF MEETING

Duration of the meeting: 6.30pm - 9.01pm

Date of next meeting: 1st of April 2026.

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