

LONDON BOROUGH OF HACKNEY

PLANNING SUB-COMMITTEE
03/09/2025

ADDENDUM SHEET

ITEM 5: 2024/2817: Site known as Phases 5-8 — (inclusive) at Woodberry Down within the London N4 postcode area bounded by (but not including all sites within) Green Lanes and Finsbury Park to the west, the Stoke Newington Reservoirs to the south, and the New River to the north and east

Additional representations

Two additional letters of objection have been received since the publication of the report, where these raise material considerations these are already addressed in the report. The objections raised are summarised as follows:

- Compulsory Purchase Order (CPO) related matters e.g. loss of existing dwellings due to the scheme, including the loss of family homes with gardens.
- Quantum of Social Rented Properties provided through the scheme
- Loss of family sized housing stock on Woodberry Grove

One Letter of Support was received from an interested party after the publication of the report. To summarise this letter of support, the scheme supported the scheme on the basis of:

- Principle of high-quality homes,
- re-provision of community facilities and
- improved public realm

This letter of support sought to achieve appropriate mitigation measures as part of the scheme in relation to youth and community facilities, health facilities, affordable housing, biodiversity net gain and tree retention, net zero, children's play as well as transport safety; and also sought to encourage continued collaboration between the partners and the community.

Officer comment:

These are addressed in the report where these are material considerations, of note CPO related matters are subject to a separate Compulsory Purchase Order Process and are not a material planning consideration

Report Amendments:

Paragraph 4.18 clarification:

It should be noted that the WDCO response referenced in the consultation response section forms a letter of support from WDCO.

Paragraph 5.2 clarification:

Should reference London Plan (2021) rather than (2016)

Paragraph 6.5.2 clarification:

The figures in these paragraphs have been rounded, and should be amended to accurately reflect the applicant's affordable housing offer.

The social rent should be 18.9% of the tenure mix and the shared ownership or shared equity should be 24.1%. These should also both be noted each time, it is not a fair representation to only be citing the social rented mix.

Table 1 to be updated with the following person occupancy numbers for greater clarity.

Overall Total	Studios	1 Bed (2 person)	2 Bed (3 person)	2 bed (4 person)	3 Bed (4 person)	3 Bed (5 person)	3 Bed (6 person)	4 Bed (5 person)	4 Bed (6 person)	4 Bed (7 person)
Social Rent	0%	20-40%	20-50%		20-40%	0%	0%	20-40%	0%	0%
Intermediate		30-60%	30-60%		0-15%					
Open Market	0-5%	30-50%	35-45%		5-35%					
*20-40% 3bedroom+ within SR tenure **0-15% 3bedroom + with SO tenure										

Paragraph 6.5.10

Amend to the following for clarity

6.5.10 Policy H8 of the London Plan is relevant to estate regeneration schemes such as this, which states that the demolition of affordable housing "should not be permitted unless it is replaced by an equivalent amount of affordable housing floorspace". When assessed against policy H8 of the London Plan the proposal will more than reprovide the equivalent amount of affordable housing floorspace, in the same tenure, and will meet the other relevant requirements of H8 e.g. enabling the reprovided housing to be integrated into the development to ensure mixed and inclusive communities, whilst also providing new social rented dwellings not only meets the Nationally Design Space Standards, but are also equal or higher than Parker Morris Standard +10%. Policy H8 also states "All development proposals that include the demolition and replacement of affordable housing are required to follow the Viability Tested Route and should seek to provide an uplift in affordable housing in addition to the replacement affordable housing floorspace." This application achieves this.

Paragraph 6.5.11 amend to the following for clarity

6.5.11 Other relevant Development Plan policy (both regional and local) requires major residential proposals to provide a minimum of 50% affordable housing, subject to viability. Local Plan Policy LP13 requires: 60% to be Social Rent/London Affordable Rent; and, 40% to be intermediate housing products. This application is supported by a viability assessment. The application as submitted proposes 43% affordable housing by unit numbers, with an affordable housing tenure split 44% (Social Rent) and 56% (Intermediate). This equates to 19% Social Rent across the remaining phases when compared to all tenures within the phase. To summarise, the proposal potentially seeks to provide as a maximum 1,325 affordable dwellings, a maximum of 583 which are to be social rent and 742 are to be made available as intermediate products. Therefore the overall affordable housing provision is 7% below this target level of 50% set out in relation to LP13 but provides the maximum viable

amount of affordable housing, and therefore meets the requirements of both London Plan policy H8 and Hackney Local Plan policy LP13.

Paragraph 6.5.11 & 6.7.2 clarification:

These paragraphs state that all affordable housing will comply with Parker Morris +10%. This is solely social rented homes which are to this standard, rather than all affordable housing.

An amendment is required to ensure this reads the same as 6.5.13

Paragraph 6.5.15 amendment:

Replace "Phases 7 & 8" with "Phases 6-8" (location of decanted tenants)

Paragraph 6.5.17 clarification:

The existing paragraph states the PDA affordable housing requirement to be 40%.

An amendment is required to say:

The PDA affordable housing requirement is 41.7% (57% Shared Ownership and 43% Social Rent) and the figure should be amended to accurately reflect this.

Paragraph 6.5.26 amendment:

Replace "This approach would have increased the affordable housing delivered in phases 2 and 3 but would have left phase 4 unviable."

With: "This approach would have increased affordable housing delivery in phase 2, but have left both phase 3 and 4 unviable".

Paragraph 6.7.15 amendment:

Remove erroneous sentences - However, insofar as this has been assessed at outline stage, wind conditions generally range from sitting to strolling use, with the windiest areas being at the junction of Devan Grove and Woodberry Grove. There are three occurrences of strong winds with the potential to be a safety concern to more vulnerable pedestrians and cyclists at this junction. When the proposed development is built out it is likely there would be a reduction in the overall windiness at this location, including no strong winds with cumulative surrounds in place.

Paragraph 6.13.9 clarification:

Additional sentence for clarity

Developer contributions have been secured for this matter, including £1.25m contribution towards Manor House Junction.

Paragraph 6.13.11 amendment:

Additional text to end of paragraph for clarity

which includes a £1.25m contribution to Manor House Junction improvements this will help with walking and cycling safety in the proximity of the site.

Paragraph 6.15.8 amendment:

Amend first sentence to - There are concerns with regards to loss of trees and vegetation in phase 6, the loss of Woodberry Wildlife Garden in phase 7 and the loss of Rowley Gardens in phase 8, which are understood to be reprovided either through the new proposals or mitigated for.

Paragraph 6.16.3 amendment:

Additional text - The 2014 Masterplan sought to retain 30% of trees on site, this is now much increased from that previously approved position.

Condition 8.1.45 amendment:

This is to be revised to say

Reason: In the interests of sustainable development and to maximise on-site carbon **savings**

ITEM 6: 2019/2458: New Era Estate (Land Bound by Orsman Road Halcombe Street Phillip Street and Whitmore Road), London N1

Additional representations

Eight new letters of support have been received since the publication of the report. The comments raised can be summarised as follows:

- Existing flats are of poor quality (small, bad plumbing, mould, fire safety concerns, no lifts, security concerns)
- New apartments are of a very high quality (larger, more modern, private balconies, greater security, lifts, wheelchair accessible/adaptable, cycle storage, a new supermarket)
- Returning residents will be able to continue on social rent contracts
- Development is one of several large new residential schemes in the area, regenerating the neighbourhood for the better

A further letter of support was received from the ward Councillors of Hoxton East and Shoreditch: Councillors Anya Sizer, Kam Adams and Faruk Tinaz. The comments raised can be summarised as follows:

- The applicant has engaged with residents and been transparent throughout the process
- The proposal will provide 50% affordable housing
- Existing tenants will be rehomed on social rent contracts
- Development will provide good communal outdoor space and improve biodiversity of the area
- Proposal is a sustainable development

In terms of material consideration, no new issues have been identified by the letters of support that are not considered within the Officer report.

One further objection has also been received, which can be summarised as follows:

- The amended Daylight/Sunlight (June 2025) report and response note from Point 2 remains incorrect, due to inaccurate measuring and room layouts, particularly in regards to 56a Orsman Road

The technical assessments undertaken within the submitted Daylight and Sunlight Report are in accordance with the BRE Guideline Report 209 Document 'Site Layout Planning for Daylight and Sunlight: a Guide to Good Practice' (2022) which is the principal authority on daylight and sunlight matters and provides recommended forms of assessment and guideline targets.

Point 2 has stated that computer simulation has been used to undertake the relevant forms of daylight and sunlight assessment, using specialist analysis software, SOL, which has been used across the industry for in excess of 20 years. This software has been developed in line with BRE assessment methodology, and has been ratified by the courts and Planning Inspectorate as an accurate method by which to assess daylight and sunlight amenity impacts.

The Daylight and Sunlight analysis has been based upon a detailed 3D computer model of the application site and surrounding neighbouring buildings. That 3D Model was constructed from highly detailed 3D measured point cloud survey information, such that all windows and external features of the key surrounding buildings analysed for daylight and sunlight have been modelled accurately and located accurately relative to the site buildings.

Meanwhile, internal arrangements for neighbouring properties have been modelled from available floor plans, obtained via publicly accessible records, wherever possible. It is worth noting that this is industry standard practice in the absence of physical inspections of all of the neighbouring properties, which is not usual practice and is considered impractical at the planning stage.

In the case of 56a Orsman Road, Point 2 utilised floor plans obtained via the consented planning application 2022/1901 for the first-floor change of use from office to residential use. The application also contained existing plans for the second to fifth floor levels.

It is important to note that the room layouts have no bearing on the VSC or APSH assessment results, as those tests relate to the windows, which have been accurately modelled from survey information.

The objection attempts to downplay the validity of the Vertical Sky Component 'VSC' assessment claiming that 'whilst a useful and simple tool in estimating overall effect on a building face, can only ever have a tenuous connection to the daylight within the room behind that window'. The VSC test is one of the principal methods of assessment within the BRE Guidelines and is undertaken within virtually every Daylight and Sunlight Report submitted alongside proposed development applications across the country.

Paragraph 5.14 amendment:

Replace "0.51" with "0.41" (UGF score)

Paragraph 8.13 clarification:

Additional Information

The table shows the government's social rent caps for 2025/26. For clarity, Officers note that the Financial Viability Assessment submitted by the applicant is predicated on the 2024/25 rent caps, which are: 1 bed - £188, 2 bed - £199 and 3 bed - £210.

Paragraph 8.19 amendment:

Replace "The existing site consists of 96 units in total, these are 14 x one-bed apartments, 69 x two-beds, and 13 x three-bed units."

With: "The existing site consists of 96 units in total, these are 14 x one-bed apartments, 70 x two beds and 12 x three beds"

Paragraph 8.167 amendment:

Replace "March 2025" with "June 2025" (date of Daylight and Sunlight Assessment)

Paragraph 8.216 clarification:

The application has also identified an additional 9 blue badge parking spaces, not 6, that could be provided on the public highway. These have been identified on the adjoining road and are within 50m of the site.

The proposal is only required to demonstrate provision for 6 spaces (3%) for the development. Given the on street parking stress 6 spaces would be sufficient for now, and as the number of residents with on-street parking permits are managed/reduced in the future the capacity of additional blue badge could be increased accordingly.

Paragraph 8.301 amendment:

Replace "0.51" with "0.41" (UGF score)

Paragraph 8.370 (Non-Financial Contributions) amendment:

Replace ""30 units at LLR" with "39 units at LLR".

Conditions

Amend Condition 3 (Materials)

Notwithstanding the details shown on the plans and documents hereby approved, full details, including physical samples, of materials to be used on the external surfaces of the building, boundary walls and ground surfaces shall be provided on site and approved by the Local Planning Authority, in writing, before any work commences on site. The development shall not be carried out otherwise than in accordance with the details thus approved.

Amended to read: "before the commencement of the relevant works".

Amend Condition 5 (Design Details)

The following elements of the scheme shall not be installed, implemented or carried out unless in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority. The works shall not be carried out otherwise than in accordance with the approved details.

A. Facing materials including any external balustrading

To be omitted as a duplication of the requirements of Condition 3 (conditions)

Amend Condition 7 (Signage)

Prior to the commencement of works, details of signages, which shall include but not be limited to...

Amended to read "Prior to the commencement of the relevant Block".

Amend Condition 8 (Soft Landscaping)

Prior to the commencement of development, a Detailed Soft Landscaping and Planting Strategy for all planted areas on site shall be submitted to and approved in writing by the Local Planning Authority.

Amended to read: "Prior to the commencement of above ground works".

Amend Condition 11 (External Lighting Strategy)

Prior to the commencement of development, an External Lighting Scheme shall be submitted to and approved in writing by the Local Planning Authority... The approved lighting scheme shall be implemented prior to the occupation of the development and maintained thereafter in accordance with the approved details.

Amended to read: "Prior to the commencement of above ground works" and implemented "prior to the occupation of the relevant Block".

Amend Condition 13 (Extensive Green Roof)

Prior to commencement of works, full details and specifications of the green roofs shall be submitted to and approved in writing by the Local Planning Authority... 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.

Amended to read: "Prior to the commencement of above ground works" and "within one month of the occupation of the relevant Block".

Amend Condition 14 (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... 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.

Amended to read "Prior to the commencement of above ground works", and "within one month of the occupation of the relevant Block".

Amend Condition 16 (HMMP)

Prior to commencement of development a Habitat Management and Monitoring Plan (HMMP) shall be submitted to and approved, in writing, by the Local Planning Authority.

Amended to read: "Prior to the commencement of above ground works"

Amend Condition 23 (Active Travel Zone)

Prior to the commencement of the development, a Nighttime Active Travel Zone (ATZ) Assessment shall be undertaken in accordance with the guidance set out by Transport for London.

Amended to read "Prior to the commencement of above ground works"

Amend Condition 24 (Remediation)

Prior to commencement of works, a verification report demonstrating that remediation objectives and criteria identified in the Addendum Geoenvironmental Letter Report – Revision 1 (by Card Geotechnics Limited (CGL) on behalf of Hoxton Regeneration Limited, Report reference: CGL/10482, Report status R1 reversion: 7th August 2025) 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).

Amended to read: "Prior to the commencement of works (other than demolition works to ground level)"

Amend Condition 29 (SUDS)

No development shall commence, other than works of demolition, until full detailed specification of the sustainable drainage system supported by appropriate calculations, construction details, drainage layout and a site-specific management and maintenance plan of the sustainable drainage system has been provided... in accordance with the proposal set out in the Flood Risk Assessment and Drainage Strategy (Ref: 4298-MHT-ZZ-XX-T-C- 0001, Issue P01, dated March 2025) by Meinhardt.

Amended to read: to: "No development shall commence (other than site clearance, preparation, demolition and the formation of foundations and trenches)"

Amended to read: Issue P02 version, dated June 2025.

Delete Condition 32 (Delivery and Servicing Plan)

Duplication of condition 22. To be omitted

Delete Condition 33 (Long Stay Cycle Parking)

Duplication of condition 20. To be omitted

Delete Condition 34 (Visitor Cycle Parking)

Duplication of condition 21. To be omitted.

Delete Condition 35 (Parking, Design and Management Plan)

Duplication of condition 19. To be omitted.

Amend Condition 38 (Accessible Homes)

A minimum of 21 (twenty one) of the dwellings hereby approved as shown on the approved plans shall be constructed and fitted out in compliance with Building Regulations Requirement Part M4(3) (or any subsequent replacement) prior to first occupation. The remaining dwellings shall be constructed and fitted out in compliance with and to a minimum of Building Regulations Requirement Part M4(2) standard (or any subsequent replacement) prior to first occupation.

Amended to read: "The remaining dwellings, with the exception of 3 x M4(1) homes located on the ground floor, shall be constructed..."

Amended to read: "Prior to first occupation of the relevant Block"

Amend Condition 40 (Secured by Design)

B. 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.

Amended to read: "Prior to the occupation of the relevant Block"

Amend Condition 43 (As Built CE Statement)

Prior to the first occupation of the development hereby approved, a Final "as-built" Circular Economy statement based on the actual materials, products and systems used in the development shall be submitted to and approved in writing by the Local Planning Authority...

A. Final as-built GLA Circular Economy Statement spreadsheet and supporting documents. The final as-built Circular economy statement should be submitted to the GLA at ZeroCarbonPlanning@london.gov.uk prior to first occupation, along with any supporting evidence as per the relevant GLA guidance for Circular Economy Statements. The final as-built Circular Economy statement Bill of Materials shall include Finishes, FFE, MEP and External Works.

B. A statement is to be provided prior to first occupation to the relevant local authority and the GLA to circulareconomystatements@london.gov.uk confirming the attainment of targets as set out in the Sustainable Procurement and Waste Management Plan, as updated prior to above ground

Amend to read: "Within 3 months of the final occupation".

Amend Condition 46 (WLC)

Prior to the first occupation of the development hereby approved, the post-construction tab of the GLA's Whole Life-Cycle Carbon Assessment template should be completed in line with the GLA's Whole Life-Cycle Carbon Assessment Guidance.

Amend to read: "Within 3 months of the final occupation"

Amend Condition 56 (BREEAM)

Within 12 weeks of first occupation of the development, the BREEAM Final Design Certificate shall be submitted to and subsequently approved by the Local Planning Authority.

Amend to read: "Within 12 weeks of first occupation of the commercial unit".

Amend paragraph 10.2 (Recommendation B - Non-Financial Contributions)

Replace "30 units at LLR" with "39 units at LLR".

Signed.....

Date.....

NATALIE BROUGHTON
Assistant Director Planning & Building Control