

Legal, HR & Regulatory Services

Hackney Council
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Boris Johnson, Mayor of London
Housing Standards MALP
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The Queen's Walk
London SE1 2AA

020 8356 8084
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22nd June 2015

Dear Mayor Johnson,

Thank you for your invitation to comment on the Consultation Draft Minor Alterations to the London Plan Housing Standards.

Having reviewed the Minor Alterations to the London Plan, the London Borough of Hackney generally welcomes and supports the Mayor's proposed alterations particularly where he has sought to ensure that, as far as possible, the optional standards reflect the specific design and quality requirements required to address the distinct circumstances of London and particularly those that arise from the unique density and flatted nature of London's housing development.

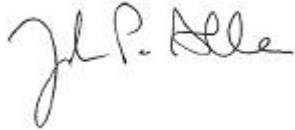
In this regard, the London Borough of Hackney especially welcomes the Mayor's adoption of the Nationally Described Space Standards for larger 4b (7p, 8p), 5b (6p, 7p, 8p) and 6b (7p) units as these types of units are hardly provided by the development industry but are particularly needed for larger family households in Hackney. It is hoped that by specifying these unit sizes and their space standards developers would be encouraged to provide them and the Council looks forward to working with the Mayor to try and deliver larger homes as part of a wider mix of units. Also welcomed is the inclusion of the storage space requirements which also highlight the need for dedicated storage in improving housing quality.

The Council, however, notes that there may be tension between the Mayor's main water consumption target of 105 litres or less per head by day stated in Policy 5.15 clause Bb, and that of the Building Regulations 36 coming into force on 1st October 2015 which would allow, through the planning system, an optional more generous limit of 110 litres per person per day. In light of this potential conflict, there is a need for the Mayor's requirement to be aligned with that of the Building Regulation 36 requirement of 110 litres per day per person to avoid misunderstanding within the development industry.



I hope these comments are useful. If you would like clarification on any of the points raised please contact the Strategic Policy Team by email: ldf@hackney.gov.uk or call: 020 8356 8084.

Yours sincerely

A handwritten signature in black ink, appearing to read 'John P. Allen'. The signature is written in a cursive style with a large initial 'J' and 'A'.

John Allen

Assistant Director, Planning and Regulatory Services