This report will be considered in public

1. Introduction

1.1 This report updates members on consultation responses that have been received by the local planning authority since the committee report was finalised.

1.2 Two responses supporting the application, and nine responses objecting to the application, have been received. These responses have been published to the planning register and the persons making the representation have been invited to attend the Planning Decisions Committee.

2. Responses in support of the application

2.1 Two additional responses were received supporting the application, and these are summarised below:

- A response on behalf of the Aitch Group, who are the freeholders and developers of the adjacent sites at 52-54 White Post Lane and 1-2 Hepscott Road. The Aitch Group have advised that in their view the proposed design is impressive and that the development would be a great addition to the Hackney Wick Area.

- A response from a local artist/sculptor, supporting the application on the basis that the proposed development would provide much needed affordable and maker space that is suitable for local artists, sculptors and makers.

3. Responses objecting to the application

3.1 Nine responses objecting to the application were received, and these are summarised below:

- The height of the development is excessive, and exceeds the local prevailing heights and context;
- The height of the building would obstruct views;
The design of the serrated roofline of the building would give the appearance of a castle, rather than an industrial warehouse;

The height of the building would result in it being overbearing to neighbouring occupants;

The proposal would result in overlooking to neighbouring living spaces, bedrooms and balconies;

The development would adversely affect the admission of daylight and sunlight to neighbouring properties;

Vertical sky component (VSC) rather than average daylight factor (ADF) would have been more appropriate for testing daylight impacts;

Occupants of the recently completed Bagel Factory development (52-54 White Post Lane), who are either due to move in, or have recently moved in, were not consulted on the planning application.

4. Officer view on the objections to the application

4.1 Officers' view is that the matters raised by the objectors have already been considered and assessed within the committee report. Furthermore, it is considered that an appropriate level of consultation was undertaken, albeit it was not possible to consult the future occupants of the Bagel Factory as the building was not occupied at that time. These matters are further explored below.

Height and appearance

4.2 It is noted that some of the objections received have confused the above ordnance datum (AOD) heights of the development with their above ground level heights (AGL). The height of the proposed development would be 23.65m AGL to the top of parapet and 26.45m to the top of the lift overrun. The prevailing height for Hackney Wick is 20m AGL, as set out in Policy 1.6 of the Local Plan. The development therefore exceeds the prevailing height by between 3.65m and 6.45m.

4.3 The height of the development has been assessed at parts 10.51 to 10.67 of the committee report, including assessment against policy BN.10 (Tall buildings) of the Local Plan. The height of the development was also considered by the Quality Review Panel, who advised that they support the proposal and consider the height to be appropriate. Officers are satisfied that the height of the development is acceptable and that it has been adequately assessed within the committee report.

4.4 With respect to the appearance of the building, the proposed serrated roofline is supported by officers and by the Quality Review Panel, who noted that “the serrated roofline is particularly successful”.

Neighbouring amenity impacts

4.5 The impact of the development upon neighbouring amenity is assessed at parts 10.81 to 10.92 of the committee report.

4.6 With respect to privacy, officers are satisfied that the 10m to 15m separation between the proposed development and developments on the opposite side of White Post Lane is acceptable for a redevelopment site in a dense urban location such as Hackney Wick. The development has been set in from the southern and south-western boundary to try to minimise any impacts upon neighbouring occupants.
4.7 With respect to daylight, the applicant has followed BRE guidance with respect to using ADF values, and officers are satisfied that the methodology used in the daylight and sunlight report is acceptable. Officers are also satisfied that the 23.65m height of the development to the top of parapet would not result in the development being overbearing to neighbouring occupiers. The elements of the building that are 26.35m in height (i.e. the lift overrun) are set in from the edge of the building, minimising their impact.

4.8 It is noted that any perceived impacts upon private views from neighbouring developments are not a material planning considerations.

Consultation

4.9 The consultation that was undertaken in relation to the application is set out in part 9 of the committee report. Consultation on the application took place in January 2019; letters were sent to existing neighbouring occupants, three site notices were erected, and an advertisement was placed in the East London Advertiser. The applicant also undertook their own pre-application consultation, as set out in their Statement of Community Involvement.

4.10 It is understood that some residents of the Bagel Factory have moved in since the consultation period was undertaken and that further residents are due to move in in the coming months. There is no means for the local planning authority to contact future occupants of developments that are under construction as their contact details are not known and flats under construction do not have a valid address point.

4.11 The impact of the development upon the future occupants of the Bagel Factory has been assessed within the committee report and no new matters have been raised that have not already been assessed.