

GREATERLONDONAUTHORITY
Development, Enterprise & Environment

Jonathan Payne
Hackney Council
Planning and Regulatory Services
2 Hillman Street
London
E8 1FB

Our ref: D&P/2975a/NSI/SW
Date: 4 December 2015

Dear Jonathan,

Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008

Curtain Road, Hewett Street, Great Eastern Street, Fairchild Place, Plough Yard, Hearn Street

Local Planning Authority Reference: 2015/3456

I refer to your letter received 7 October 2015 regarding a consultation the Mayor of London on the above planning application, which is referable under Category 1A, 1B and 1C of the Schedule to the Order 2008.

The proposal is for minor material amendments (section 73 application) to planning permission 2012/3871, specifically a variation of Condition 1 (approved plans), Condition 55 (floor space) and Condition 56 (unit mix). The applicant has described that there are 6 elements to the proposed amendments, comprising:

1. Facade material changed from Corten weathered steel to profiled bronze anodized aluminium;
2. Addition of 28 units within broadly same mix of consented (with additional 3 family units);
3. Amendments to the residential layout to accommodate the above and moving of the residential plant from level 1 to roof;
4. Amendments to the residential elevation associated;
5. Basement extension – reinstate original consented boundary to the west and extend the north-east and extend north-east corner to the extent of property ownership boundary; and
6. Area changes associated with the above.

Having considered these amendments, these do not alter the principles of the layout, appearance, height and massing of the development that were originally considered by the Mayor as part of the referral of application 2012/3871. There would be some minor changes to elevational detailing resulting from the new materials, which are acceptable. The move of plant from the first floor to the roof would have an imperceptible effect.

It is noted that further viability work is being undertaken, noting the increase in number of units from 385 to 413 units, which is in the process of being reviewed on behalf of the Council. In accordance with London Plan policy 3.12, it will be necessary to ensure that the scheme delivers the maximum reasonable amount of affordable housing and the Council will be expected to analyse this as part of its consideration of the application and ensure that any uplift in housing addresses any additional affordable housing requirements.

Transport for London has provided comments on 29 October 2015, and notes the requirement to provide additional cycle parking and any increased CIL payments. These comments should be taken into account as part of the reporting on this application.

Overall, subject to the above matters being duly considered, the current application does not raise any new strategic planning issues that require reporting to the Mayor. Under article 5(2) of the above Order the Mayor of London does not need to be consulted further on this application. Your Council may, therefore, proceed to determine the application without further reference to the GLA. I will be grateful, however, if you would send me a copy of any decision notice and section 106 agreement.

Yours sincerely

A handwritten signature in black ink, appearing to read 'S. G. Murray', with a stylized flourish at the end.

Stewart Murray

Assistant Director - Planning

cc Jennette Arnold, London Assembly Constituency Member
Nicky Gavron, Chair of London Assembly Planning Committee
National Planning Casework Unit, DCLG
Alex Williams, TfL
David Reid, Montague Evans LLP, 5 Bolton Street, London W1J 8BA