

LONDON BOROUGH OF HACKNEY

PLANNING SUB-COMMITTEE
01/04/2026

ADDENDUM SHEET

ITEM 5: 2025/2565: Selman And Wellday Garages, Gascoyne Estate, E9 5AP

- 1) The recommendation at Chapter 8 shall read as (to confirm the recommendation in the introduction)

RECOMMENDATIONS

Recommendation A

Grant conditional planning permission subject completion of a Legal Agreement as set out in the report.

- 2) **Additional Condition - to be inserted as 8.1.31**

“Prior to the commencement of any works on the public highway or estate roads (excluding demolition), the applicant shall submit to and have approved in writing by the Local Planning Authority a Stage 1 Road Safety Audit (RSA). Subsequently, the applicant shall submit and have approved in writing a Stage 2 (Detailed Design), Stage 3 (Completion of Construction), and Stage 4 (Monitoring) RSA at the appropriate project intervals.

All stages of the RSA must be conducted in accordance with current national guidance and the requirements of the Council’s Streetscene department. The requirement for each subsequent stage of the RSA must be formally agreed upon with the Council’s Streetscene department. All costs associated with the RSA process, including the audit itself and any required remedial highway works identified therein, shall be borne by the applicant.

REASON: To ensure that the proposed modifications to the road layout and servicing arrangements do not prejudice the safety of the public highway or the amenity of pedestrians and residents, and to ensure adherence to relevant transport policies in the Local Plan and the London Plan.”

ITEM 6: 2025/2841: Frampton Park Estate, Frampton Park Road

- 1) The development description should be updated to reflect that the parent permission was granted on 23 June 2022:

“Variation of condition 1 (approved drawings) of planning permission 2021/1065 dated **23 June 2022**, as amended, for “Demolition of the existing Frampton Park Community Hall and estate cleaning depot to rear; demolition of disused parking structure on Wooldridge Way; additional works associated with site clearance. Construction of mixed tenure residential dwellings within two new blocks and within the undercroft area of Tradescant House. Landscape and public realm improvements within the site boundary including provision of play space and reorganisation of existing car parking.” The proposed changes include an increase in the number of dwellings from 69 to 72; a change in massing of the Phase 1 ‘Atrium’ building from a part 4 and part 7 storey block to a 6 storey block; changes to the unit and tenure mix in Phase 1, changes to materiality and landscaping.”

2) Paragraph 6.8.2 should be amended to reference an extensive, rather than intensive green roof:

“6.8.2 The Atrium development now includes an area of **extensive** green roof, the construction and maintenance of which is subject to the recommended condition.”

3) Paragraph 6.8.5 should be amended to reflect an increased UGF within the submission from 0.295 to 0.3:

6.8.5 The proposed UGF score is **0.3**, which has increased significantly from the pre application stage though it is below the policy target for residential development of 0.4. This also represents an increase from the consented scheme for phase 1 which was 0.19, the increase being allowed by the increased area of landscaping to be provided. In line with the biodiversity officer advice, a condition requiring the completion of this phase to a UGF of 0.3 is recommended.

4) Paragraph 6.6.33 should be amended to reflect that the relevant section of the building, facing 49-131 Well Street, is two, rather than three storeys higher:

“6.6.33: With respect to 49-131 Well Street, proposed windows on the south elevation of the building, are placed only about 4m away from an existing bedroom at each floor. While this is a feature of the original scheme, there are **two** additional floors proposed, so there would be an impact on three additional neighbouring properties. The proposed and existing windows do not directly overlook each other, each being at an angle that helps to mitigate the harm, but nonetheless it is considered reasonable to recommend a condition that would require obscure, unopenable glazing to a height of 1.6m above floor level. This would help protect the amenity of the existing residents and the future residents alike.”

5) Paragraph 6.10.3 notes that:

“One remaining concern is over access to the repositioned bin store for 133-151 Well Street, where parking bays are proposed in front of the bin store entrance. Since the Waste team require a 2m clearance width on the route from the bin store to the parking point for their vehicles, further details are required at this stage to show that this is achieved, and whether it is necessary to move those parking bays, or to provide bollards to ensure that cars do not override the space and thereby

narrow the clearance distance. Since it appears from the submitted plans as if this aspect can be dealt with successfully, it will be dealt with in the addendum to this report.”

The applicants have submitted a revised landscape plan, which shows that the bin store can be served with a 2m clearance. This amended plan FPE-EAS-XX-00-DR-L-10000 P05 replaces the previous iteration in the document list to be approved.

6) Condition 8.1.16 (Cycle Parking) should be amended to reflect a clarification by the applicant. This is in line with the assessment in paragraphs 6.5.7-6.5.8 of the report:

Notwithstanding the details shown on the plans and documents hereby approved, prior to the commencement of above ground works, details of secure bicycle storage facilities in respect of **176** cycle parking spaces including **32** visitor spaces, including layout, stand type and spacing, shall be submitted to and approved in writing by the Local Planning Authority. This shall include a provision of accessible cycle parking in line with the minimum policy requirements of policy LP42 and priority shall be given to the provision of single tier spaces. **108** long stay spaces and 22 visitor spaces shall be provided in the first phase of the development. Such details as are approved shall be implemented prior to the occupation of the development and shall thereafter be retained.

REASON: To ensure that adequate provision for the safe and secure storage of bicycles is made for occupants and visitors.

Signed..... Date.....

NATALIE BROUGHTON
Assistant Director Planning & Building Control