

UPDATE REPORT, DEVELOPMENT COMMITTEE. 14th January 2021

Agenda item no	Reference no	Location	Proposal / Title
5.3	PA/20/00034	114-150 Hackney Road, London	Mixed use redevelopment of site including part demolition, part retention, part extension of existing buildings alongside erection of complete new buildings ranging in height from four to eight storeys above a shared basement, to contain a maximum 9 residential units (Class C3) up to 10,739 m ² (GIA) hotel floorspace (Class C1) up to 3,529 m ² (GIA) employment floorspace (Class B1), up to 358 m ² (GIA) flexible office and retail floorspace at ground level (Class A1, A2, A3 and B1) and provision of Public House (Class A4) along with associated landscaping and public realm improvements, cycle parking provision, plant and storage.

1.0 Clarifications

- 1.1 Publicity and Engagement: Three additional objection letters received post publication of the committee report, taking the total number of objections received on the proposal to 40, 39 objecting to the proposal and 1 in support.
- 1.2 All issues raised in the additional objection letters received have been also raised in other letters of objections and fully addressed in the committee report.
- 1.3 A follow up representation was issued by FOTJA to the members of the committee a day before the committee (dated 13th January 2020) outlining the following elements which are considered by this community group to be outstanding: secure affordable rent in perpetuity for the operation of the venue as oppose to commercial rent, further clarity in the S106 in respect of the provisions for a meanwhile use and operating hours, i.e remove the 12 month limit on the hours of operation.
- 1.4 Also, a follow up letter was received on behalf of the Columbia Tenants Residents Association (CTRA) that raises concerns in respect of overconcentration of hotels. This states that the following short stay accommodation have not been included in the officer's assessment: Joe&Joe Hostel (Bethnal Green Road), Bishopsgate Goodsynd, 319-337 Cambridge Heath Road. The letter also state that there are a number of nearby hotels on Great Eastern Street: Hoxton Hotel, Nobu, CitizenM, Hart Shoreditch, Art'Otel and Highgate.
- 1.5 Officers note that CTRA in their original objection letter included an updated list of the existing visitor accommodation within 1 mile radius, accounting for a

total number of 27 hotels, including those above listed. The committee report at paragraph 7.33 state that this buffer was discounted as it picks up hotels as far as Liverpool Street and less relevant for the assessment of overconcentration in this instance. The adopted 1 km radius is considered to be more than a sufficient distance for the assessment of this application. Four of the identified hotels (Highgate, Art'otel, Jo&Joe (former Rex Cinema site), and Bishopsgate Goodsyrd) in the letter of representation fall within the 1km buffer and due consideration was given when assessing the proposal in the Hotel Needs Assessment. These hotels were noted as works having not commenced on site. At this current point in time, these short stay accommodation have mostly been implemented on site. Bishopsgate Goodsyrd has a resolution to grant planning permission. In terms of location, the additional hotels are located in Hackney in the existing cluster of Hackney hotels toward the west or are located on the very edge of the 1km buffer zone to the south and east within Tower Hamlets. The two hotels identified in Tower Hamlets are either part of a wider site allocation or within a different locality (Bethnal Green). Officers are of the opinion that the assessment and conclusions drawn in the main body of the committee report are not affected by the additional hotels detailed above and have been referenced in the Hotel Needs Assessment.

- 1.6 The letter of representation also refers to AirBnB, an element that provides a large provision of short stay accommodation and that it hadn't been taken into account in testing the overconcentration of such use locally. Officers note that AirBnB units are designated as C3 use (residential) and not C1 use (short stay accommodation). AirBnB units in London are controlled by the Deregulation Act 2015 which amended the Greater London Council (General Powers) Act 1973 to state in effect that residential premises will not involve a material change of use requiring planning permission if the total number of nights that the residential premises is used as temporary sleeping accommodation does not add up to more than 90 nights in a calendar year. If this is exceeded, then planning permission will be needed for a change of use to either C1 or sui generis use. For this reason, officers consider that no weight should be placed on the AirBnB point as it is not relevant to the over concentration test for a C1 use.
- 1.7 Daylight/ Sunlight: Section on Hackney Road, Block 1 and 2 (reported as 97-137 Hackney Road within the Daylight/ Sunlight Assessment) should also report: In terms of NSL, all room are primarily retaining the same values as with the extant planning permission, with very few windows that register a negligible reduction in NSL component.
- 1.8 Conditions: Additional compliance conditions to include: No amplified music past 10pm, windows onto the rear elevation be opaque glazed at ground floor through to the 3rd floor and No change to the hotel internal floor layout

