

## 260 Kingsland Road

Where: 260-268 Kingsland Road, Hackney. Who For: Investland. What: 46 live work units, 8 residential units and 2328 sqm commercial floorspace

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PLANNING



### 260 Kingsland Road / Soda Studios

CMA Planning secured permission for this project at appeal in 2008, with the decision being featured in Planning Magazine's Development Control Casebook feature, as reprinted here.

Now complete, and located next to the new Haggerston Station, the building has won a Special Commendation for the best new regeneration project at the London Evening Standard New Homes Awards 2010 and was shortlisted for the Hackney Design Awards 2010. CMA Planning then secured permission for change of use of some of the commercial space to create eight flats in September 2013.



### MIXED USE DEVELOPMENT

#### Fallback justifies no affordable provision

An inspector has granted planning permission and conservation area consent for a mixed scheme in east London after concluding that the appellants need not make provision for affordable housing.

The scheme comprised two buildings between seven and eight storeys in height containing 2,328m<sup>2</sup> of class B1 business floor space and 46 live-work units. The council argued that its policies required the scheme to make provision for 50 per cent of the units to be affordable. The appellants argued that a registered social landlord would not be prepared to take on the live-work units.

The inspector decided that the council was right to seek provision of affordable housing and was not persuaded that the live-work units would be unattractive to a registered social landlord. However, she noted that the council had granted permission for a similar scheme in 2004 before the adoption of supplementary planning guidance on affordable provision in live-work schemes.

The appellants could implement a permission that would similarly fail to offer affordable housing in the development, she reasoned. In her view, this fallback position was an important consideration. Because the scheme before her would lead to benefits unobtainable from the one approved, she decided that this was sufficient to allow the appeal without securing affordable housing provision.

**CMA Planning**

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