



PLANNING Sub- B COMMITTEE
Date: 22/01/2013

AGENDA ITEM NO:

Application number	P111630
Application type	Full Planning Application
Ward	St George's
Listed building	Unlisted
Conservation area	No
Development Plan Context	None
Licensing Implications	None
Site Address:	89 Crayford Road, Islington, London, N7 0NE
Proposal	Demolition of existing garage workshop building and erection of a terrace of six x two storey houses (comprising two x three-bedroom houses and four x two-bedroom houses) together with erection of associated refuse / recycling and cycle stores and hard and soft landscaping.

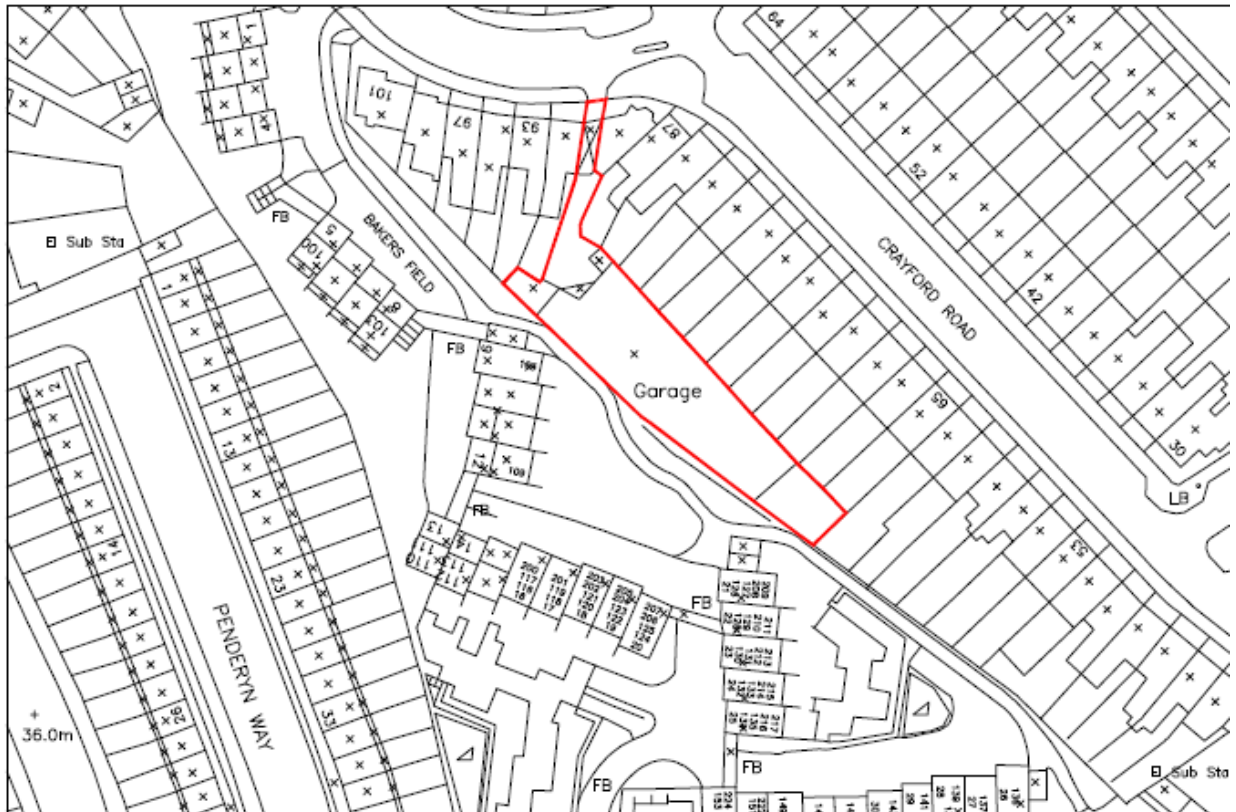
Case Officer	Ben Dixon
Applicant	Mr Vassos Koumallou
Agent	DVM Architects

1. RECOMMENDATION

The Committee is asked to resolve to **GRANT** planning permission:

1. for the reasons for approval set out in Appendix 1; and
2. subject to the conditions set out in Appendix 1.

2. SITE PLAN (site outlined in red)



3. PHOTOS OF SITE



Entrance to site from Crayford Road



Front elevation of garage workshop building



Front and southwest side elevation of garage workshop building



Southwest side elevation of garage workshop building



Northeast side elevation of garage workshop building



View across rear gardens of properties fronting Crayford Road

4. SUMMARY

- 4.1 The key issues involved in determining this application are the principle of the proposed change of use of the site from industrial to residential, the quality of the design and residential accommodation proposed and the impact of the development on the amenity of neighbouring occupiers.
- 4.2 It is considered that the principle of the proposed change of use from industrial to residential is acceptable in this instance given the constraints of the site in terms of its backland location surrounded by residential properties and its significantly restricted access.
- 4.3 It is considered that the proposed scheme represents a well considered high quality development which would make best use of the site to provide good quality new residential accommodation. It is considered that the development's scale and design are appropriate to the location and, moreover, that the development would successfully preserve and enhance the quality, character and appearance of the surrounding townscape.
- 4.4 It is considered that the proposal would not impact unacceptably on the amenity of any neighbouring occupiers.

5. SITE AND SURROUNDINGS

- 5.1 The application site is in a backland location situated between the rear gardens of properties at 65-91 (odd) Crayford Road and the Bakers Field Estate. The site is occupied by a single storey, pitched roof, vehicle repair garage workshop building, which is accessed via an archway through the building at 89 Crayford Road.
- 5.2 To the northeast of the site is a Victorian terrace of four storey residential properties at 65-87 (odd) Crayford Road, whose 13.9m deep rear gardens extend to abut the northeast elevation of the workshop building. To the northwest of the site is a Victorian terrace of three storey residential properties at 89-99 (odd) Crayford Road. To the south and west of the site is the Bakersfield Estate, which comprises large modern blocks of flats ranging from four storeys to ten storeys in height, surrounded by communal areas comprising soft and hard landscaping with car parking. There are numerous trees in close proximity to the edge of the site, both within the private gardens and within public space in the Bakersfield Estate. The surrounding area is residential in character.

6. PROPOSAL (IN DETAIL)

- 6.1 Demolition of existing garage workshop building and erection of a terrace of six x two storey houses (comprising two x three-bedroom houses and four x two-bedroom houses) together with erection of associated refuse / recycling and cycle stores and hard and soft landscaping.

7. RELEVANT HISTORY:

- 7.1 There is no relevant planning history for this application.

8. CONSULTATION

Public Consultation

- 8.1 A total of 161 letters were sent to occupants of adjoining and nearby properties at Crayford Road and Bakers Field on 12-January-2012 and a site and press notice were displayed on 19-January-2012. Although, the public consultation period expired on 09-February, it is the Council's practice to continue to consider representations made up until the date of a decision.
- 8.2 At the time of writing this report, eight responses had been received from the public which raise objections to the proposed development. The issues raised can be summarised as follows:
- Proximity of development to neighbouring properties on Crayford Road;
 - Loss of privacy to properties on Crayford Road;
 - Loss of light to properties on Crayford Road
 - Increased noise and disturbance for neighbours;

- Reduced levels of security for neighbours;
- Harm to trees;
- Increased problems with parking;
- Overlooking, noise and disturbance, dust and traffic caused by construction works;

External Consultees

8.3 None

Internal Consultees

8.4 Access Officer - No objection, subject to compliance with Lifetime Homes.

8.5 Design Officer - No objection, subject to conditions to secure fine details and material samples to be provided for approval.

8.6 Public Protection Division (Noise Team) - No objection, subject to condition to secure land contamination investigation and subsequent remediation if required.

8.7 Sustainability Officer - No objection subject to condition to secure CSH4 and water consumption

8.8 Street Environment Division – No objection to revised bin store

8.9 Tree Officer – No objection

9. RELEVANT POLICIES

DETAILS OF ALL RELEVANT POLICIES AND GUIDANCE NOTES ARE ATTACHED IN APPENDIX 2. THIS REPORT CONSIDERS THE PROPOSAL AGAINST THE FOLLOWING DEVELOPMENT PLAN DOCUMENTS.

National Guidance

9.1 The National Planning Policy Framework 2012 seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF is a material consideration and has been taken into account as part of the assessment of these proposals.

Development Plan

9.2 The Development Plan is comprised of the London Plan 2011, Islington Core Strategy 2011 and Islington Unitary Development Plan 2002.

Emerging Policy Documents

9.3 Islington's Development Management Policies (Submission June 2012)

Designations

- 9.4 The site has no specific designations under the London Plan 2011 and Islington Proposals Map (2011)

Supplementary Planning Guidance (SPG) / Document (SPD)

- 9.5 The SPGs and/or SPDs which are considered relevant are listed in Appendix 2.

10. ASSESSMENT

- 10.1 The main issues arising from this proposal relate to:

- Principle of land use
- Design
- Neighbouring Amenity
- Security
- Dwelling mix
- Standard of residential accommodation
- Sustainability
- Transport
- Trees

Land-use

- 10.2 The application site is currently in use as a vehicle repair garage workshop. This type of industrial use should ideally be located in a purpose built industrial unit, within an industrial or commercial area, which benefits from good vehicular access and parking facilities and is located away from noise sensitive properties such as residential. However, the application site is in a tight backland location, which is surrounded by residential properties and is accessed via a significantly restricted archway access. As such, the continued operation of industrial use at the site would be constrained and has the potential to be an environmental nuisance to neighbouring residential occupiers as a result of noise and disturbance and air pollution.

- 10.3 It is proposed to cease the existing industrial use at the site, demolish the existing building, and redevelop the site to provide residential accommodation in the form of six terraced houses. Across the borough, there is a general presumption towards resisting the loss of industrial and commercial employment generating floorspace, in line with the aims of policy 4.4 (Managing Industrial Land and Premises) of the London Plan 2011, policy CS13 (Employment Spaces) of the Islington Core Strategy 2011, policies E4 (Loss of Business Use), E7 (General Industrial Use), and E13 (Protection of Premises for Small Firms and Opportunities for Business Start-Ups), and emerging policy DM31 (Loss of existing business floorspace) of the Islington Development Management Policies (Submission June 2012). However, in instances such as this, where an existing industrial site is constrained, due to its backland location, surrounded by residential properties, located well away from the CAZ and the borough's designated industrial areas, and with limited access, the development plan policies do allow for change of use of the site to a more appropriate use. Policy Env19 (Incompatible Uses) of the Islington Unitary Development Plan 2002 also supports the relocation of incompatible uses which have the potential to cause harm to the amenity of neighbouring residential occupiers.

- 10.4 The existing industrial use at the application site is an anomaly within the surrounding townscape, which is characterised by residential use. As such, the proposal to create residential accommodation at the site would be much more in-keeping with the character of the surrounding area than the existing industrial use. The proposal would also extinguish the potential for future nuisance to neighbouring residential occupiers as a result of industrial activity at the site. The principle of providing residential accommodation at the site is in accordance with the aims of policy CS12 (Meeting the Housing Challenge) of the Islington Core Strategy 2011, and policy 3.3 (Increasing housing supply) of the London Plan 2011.

Design

- 10.5 The existing industrial workshop garage is 5.9m high pitched roof building. The building is of a purely functional design, constructed of a mix of brick and corrugated metal cladding, and has no architectural merit. The existing building is not considered to contribute positively to the character and appearance of the surrounding area and therefore, no objection is raised with respect to its proposed demolition.
- 10.6 It is proposed to redevelop the site through the erection of a two storey (6.3m high), 'mews scale' terrace, comprising six houses. The site is surrounded by three and four storey Victorian residential terraces to the north and east and large modern four to ten storey blocks of flats to the south and west. The proposed development would be 0.4m higher than the height of the existing workshop building. The proposed two storey height of the development, and its bulk and massing, are considered to be appropriate to the backland location and surrounding townscape context.
- 10.7 The terrace is of simple, robust design which hints at the historic industrial use of the site, utilising facing materials that sit comfortably within the context of the surrounding townscape. The terrace would be constructed with London stock brick elevations, with aluminium windows and doors. Each house would have a first floor balcony with glass surrounds on the southwest elevation. The design incorporates a metal clad barrel roof on the four central houses and flat green roofs on the two end houses. In order to ensure the development benefits from an appropriately high quality finish, conditions are required to secure samples of all facing materials, good quality brickwork, and deep window reveals.
- 10.8 It is proposed to retain the existing 3m high party wall along the northeast boundary of the site at the end of the rear gardens of the properties at 65-91 (odd) Crayford Road. The wall to the southwest boundary of the site would also be retained but would be reduced to a height of 2m. The footprint of the proposed development is reduced to approximately half that of the existing building, as the terrace is set in from the boundaries of the site. The terrace would be surrounded by an attractive scheme of hard and soft landscaping including two communal garden areas to each end of the site, which would allow a significant greening of the site compared to the existing situation. Further details of the hard and soft landscaping scheme shall be secured by condition. The development includes standalone cycle and bin store enclosures. In order to ensure that these are well considered and of an appropriate design quality, further details of their exact design shall be secured by condition. A condition is also required to remove permitted development rights so that the development cannot be altered unsympathetically.
- 10.9 Overall, the proposed development is considered to be acceptable in terms of its bulk, scale, massing and external appearance, subject to the further details to be secured by

condition as stated above. The proposal is considered to be in accordance with policies 3.5 (Quality and design of housing developments), 7.4 (Local character), and 7.6 (Architecture) of the London Plan 2011, policies CS8 (Enhancing Islington's character), and CS9 (Protecting and enhancing Islington's built and historic environment) of the Islington Core Strategy 2011, policy D4 (Designing in Context) of the Islington Unitary Development Plan 2002, and emerging policy DM1 (Design) of the Islington Development Management Policies (Submission June 2012)

Neighbouring Amenity

- 10.10 The footprint of the proposed development is reduced to approximately half that of the existing building, moving it further away from properties to the north and northeast of the site at 69, 71, 85-91 (odd) Crayford Road and the properties to the west of the site in the Bakers Field Estate.
- 10.11 The proposed terrace of houses is set in from the boundaries of the site, behind the existing boundary walls, which are to be retained. The northeast boundary party wall at the end of the rear gardens to properties at 65-85 (odd) Crayford Road is 13.9m from the ground floor rear elevation of these properties. The two proposed end of terrace houses (1 & 6) are set back slightly from the central four houses, and as such, these two houses would be slightly closer to the northeast boundary wall (1.1m from the wall) and the rear of the neighbouring properties on Crayford Road. The distance between the two end of terrace houses and the ground floor rear elevation of the existing terrace on Crayford Road is 15m. The central four houses would be set in 2.3m from the northeast boundary wall and the distance between these houses and the rear elevation of the Crayford Road terrace is 16.3m.
- 10.12 The existing building has a shallow pitched roof that rises to a height of 5.9m. The design of the proposed development incorporates a barrel roof on the four central houses and flat green roofs on the two end houses. The barrel roof is the highest part of the development rising to a height of 6.3m, the green roofs are slightly lower at 5.7m. Therefore, the proposed development would be up to 0.4m higher than the height of the existing workshop building. It is noted that the bulk and massing of the proposed development would be increased from that of the existing building close to the northeast boundary wall. However, taking into account the orientation and proximity of the application site in relation to neighbouring properties on both Crayford Road and the Bakers Field Estate, together with the height, bulk, massing and position of the existing building in comparison with the proposed development, it is considered that the proposed development would not have a harmful impact on the amenity of the occupiers of any neighbouring properties as a result of loss of sunlight, loss of daylight, increased sense of enclosure or loss of outlook.
- 10.13 The existing 3m high party wall along the northeast boundary of the site at the end of the rear gardens of the properties at 65-85 (odd) Crayford Road is to be retained obscuring views from ground floor windows in the development into adjacent properties on Crayford Road. The first floor windows on the rear (northeast) elevation of the development serve only bathrooms and landings and shall be fitted with obscure glazing and fixed shut. This should be secured by condition. Subject to the first floor windows in the rear elevation being having obscure glazing and being fixed shut, the proposed development would not result in material harm to the amenity of any residential occupiers in neighbouring properties on Crayford Road.

- 10.14 The wall to the southwest boundary of the site adjacent to the Bakers Field Estate would also be retained, but would be reduced to a height of 2m. The nearest block of flats in the Bakers Field Estate is at an oblique angle to the proposed terrace. Views into the ground floor windows of properties in this block would be obscured by the existing boundary wall and by an existing boundary fence around the gardens for these properties. The distance between the nearest first floor window in the Bakers Field Estate and the nearest first floor window / balcony (for house 2) in the proposed development is approximately 12m. However, due to the orientation of the development with respect to the rear elevation of the nearest block in Bakers Field all views between windows and balconies to habitable rooms would be at an oblique angle. Therefore, while it is noted that the proposed development would result in an increase in the level of overlooking of several of the nearest properties in the Bakersfield Estate, it is not considered that the proposal would result in such significant harm to residential amenity as a result of loss of privacy due to increased overlooking of habitable windows, so as to warrant a refusal of planning permission.
- 10.15 The continued operation of the existing lawful vehicle repair use or a similar industrial use at the site would have the potential to cause a noise nuisance to neighbouring residential occupiers. However, the proposal would extinguish the potential for future nuisance to neighbouring residential occupiers as a result of industrial activity at the site. It is considered that the habitation of the proposed residential development would not result in material harm to the amenity of neighbouring residential occupiers as a result of noise and disturbance.
- 10.16 Given the proximity of the site to numerous residential properties it is necessary to ensure that disturbance to neighbouring occupiers during the period of development works, in terms of noise, vibration, traffic and dust is kept to a minimum. Therefore, it is necessary to attach a condition to ensure that the developer agrees to ensure that all works and deliveries/collections at the site are undertaken in accordance with an approved construction management plan.
- 10.17 Taking into consideration the height, bulk and massing of the proposed development and its location and orientation with respect to surrounding buildings, it is considered that the development would not be harmful to the amenity of any neighbouring occupiers. Therefore, the proposal is considered to accord with policies 7.6 (Architecture) and 7.15 (Reducing noise and enhancing soundscapes) of the London Plan 2011, policies Env17 (Protecting Amenity) and D3 (Site Planning) of the Islington Unitary Development Plan 2002, and emerging policy DM1 (Design) of the Islington Development Management Policies (Submission June 2012).

Security

- 10.18 The proposed development would have a secured gated access off Crayford Road and would be enclosed by the existing boundary walls which are to be retained. As such, the proposed development would provide a good level of security for future residents. Furthermore, the residential occupation of the site would increase natural surveillance in the area, particularly at night time when the existing garage use is currently closed. Therefore, it is considered that the proposed development would improve security to the rear of the neighbouring properties on Crayford Road. The proposal accords with policy 7.3 (Designing Out Crime) of the London Plan 2011 and policy Env12 (Community Safety) of the Islington Unitary Development Plan 2002.

Dwelling Mix

10.19 The proposal would provide two x three-bedroom houses and four x two-bedroom houses. These new houses would help to meet the borough's housing need in line with the aims of policy 3.8 (Housing choice) of the London Plan 2011, policy CS12 (Meeting the housing challenge) of the Islington Core Strategy 2011, policy H3 (New Housing and Changes of Use to Residential) of the Islington Unitary Development Plan 2002, and emerging policy DM9 (Mix of housing sizes) of the Islington's Development Management Policies (Submission June 2012).

Standard of Residential Accommodation

- 10.20 In terms of the standard of the residential accommodation proposed, all of the houses would fall slightly short of the gross internal area (GIA) size standard sought by policy 3.5 (Quality and design of housing developments) of the London Plan 2011 and emerging policy DM12 (Housing standards) of the Islington's Development Management Policies (Submission June 2012). The three-bedroom houses would have a GIA of 92sqm falling 4sqm short of the 96sqm target and the two-bedroom houses would have a GIA of 74sqm falling 3sqm short of the 77sqm target. The room sizes within each house would all exceed the minimum sizes as set out in the London Housing Design Guide SPD and the internal arrangement allows for functional use by future occupants.
- 10.21 All of the houses would be dual aspect and all habitable rooms would have a decent outlook, appropriate privacy, and would benefit from adequate natural light and ventilation. All units have a practical internal layout, which has been designed to provide inclusive access in accordance with the requirements of the Accessible Housing in Islington SPD and Lifetime Homes. The unit layouts have been designed to be adaptable to meet changing occupier circumstances over the lifetime of the building. Each unit would benefit from private external amenity space as well as two larger communal garden areas. There is adequate provision for refuse and recycling storage. The proposal includes the erection of a cycle store. However, as the exact layout of the cycle store has not been provided, a condition is required to ensure the provision of sufficient space for the parking of a minimum of 8 cycles in line with TfL guidance.
- 10.22 Overall, the proposed development is considered to provide good quality residential accommodation which accords with policy 3.5 (Quality and design of housing developments) of the London Plan 2011, policy CS12 (Meeting the housing challenge) of the Islington Core Strategy 2011, policies H3 (New Housing and Changes of Use to Residential), H7 (Standards and Guidelines) and H10 (New Development) of the Islington Unitary Development Plan 2002, and emerging policy DM12 (Housing standards) of the Islington's Development Management Policies (Submission June 2012).

Sustainability

10.23 A Code for Sustainable Homes (CSH) commitment ensures a high standard of performance on a range of sustainability issues (e.g. energy, materials, waste) for new build residential units. The Council expects all new build residential schemes to achieve CSH Level 4, in line with policy CS10 (Sustainable design) of the Islington Core Strategy 2011. A condition is required to ensure that CSH Level 4 is secured for this development. Policy CS10 also expects all residential developments to achieve a water consumption target of 95l/p/d, therefore this shall also be conditioned. The proposal includes the provision of green roofs and soft landscaping, which would provide a

welcomed boost to biodiversity and reduce rain water runoff at the site. It is expected that the green roof should have a substrate depth of 80-150mm and be planted with wild flowers. This shall be secured by condition.

Highways and Transportation

- 10.24 The application site has a Public Transport Accessibility Level (PTAL) rating of 5 (1 being the worst and 6 the best). The development would be car free with future occupiers (except disabled people) prohibited from obtaining parking permits. Therefore, the proposal would not result in a material increase in parking pressure on surrounding roads. The proposal includes the erection of a cycle store. However, as the exact layout of the cycle store has not been provided, a condition is required to ensure the provision of sufficient space for the parking of a minimum of 8 cycles in line with TfL guidance.
- 10.25 It is considered that the proposal would not have a material impact on highway safety or the free flow of traffic on surrounding roads. The proposal is considered to be in accordance with policies 6.3 (assessing effects of development on transport capacity), 6.9 (Cycling) and 6.13 (Parking) of the London Plan 2011, policy T34 (Cycle Parking) of the Islington Unitary Development Plan 2002, and emerging policies DM46 (Managing transport impacts), and DM49 (Vehicle parking) of the Islington Development Management Policies (Submission June 2012).

Trees

- 10.26 There are numerous trees in close proximity to the edge of the site, both within the private gardens of properties on Crayford Road and within public space in the Bakersfield Estate. An arboricultural report has been provided which incorporates a detailed survey of all trees at or adjacent to the site, which could potentially be affected by the development. The report concludes that the proposed development could be carried out without material harm to any existing trees. However, the report does recommend tree protection measures, which are required to ensure that trees are not harmed. Therefore, it is necessary to condition that the development is carried out in strict accordance with the detailed method statement and tree protection measures as set out in the arboricultural report. The proposal accords with policy CS15 (Open Space and Green Infrastructure) of the Islington Core Strategy 2011, policy Env6 (Protecting Trees) of the Islington Unitary Development Plan 2002, and emerging policy DM38 (Landscaping, Trees and Biodiversity) of the Islington Development Management Policies (Submission June 2012).

Affordable Housing

- 10.27 The proposed development would provide six new residential units. As the development would not meet the required threshold of ten or more new residential units, the requirement for the provision of major scheme affordable housing is not triggered. Further, as the application was submitted prior to the adoption of the Affordable Housing Small Sites Contribution SPD, the scheme is not liable for payment of a contribution towards off site affordable housing provision.

Community Infrastructure Levy (CIL)

- 10.28 It is likely that the development will be subject to the requirement of a CIL payment that will be payable on commencement of the development.

National Planning Policy Framework (NPPF)

10.29 The proposed development is considered to represent sustainable development which is in accordance with Islington's Development Plan. Therefore, the proposal is in accordance with the national planning guidance set out in the NPPF.

11. SUMMARY AND CONCLUSION

Summary

- 11.1 The key issues involved in determining this application are the principle of the proposed change of use of the site from industrial to residential, the quality of the design and residential accommodation proposed and the impact of the development on the amenity of neighbouring occupiers.
- 11.2 It is considered that the principle of the proposed change of use from industrial to residential is acceptable in this instance given the constraints of the site in terms of its backland location surrounded by residential properties and its significantly restricted access.
- 11.3 It is considered that the proposed scheme represents a well considered high quality development which would make best use of the site to provide good quality new residential accommodation. It is considered that the development's scale and design are appropriate to the location and, moreover, that the development would successfully preserve and enhance the quality, character and appearance of the surrounding townscape.
- 11.4 It is considered that the proposal would not impact unacceptably on the amenity of any neighbouring occupiers.
- 11.5 Finally, the proposal is in accordance with the relevant policies contained in the Islington Development Plan and national guidance provided in the NPPF. The proposal is supported by officers and it is recommended that planning permission should be granted.

Conclusion

- 11.6 It is recommended that planning permission be granted subject to conditions for the reasons and details as set out in Appendix 1 - RECOMMENDATIONS.

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

That if members are minded to approve this proposal, subject to conditions, officers recommend that the following summary forms the **reasons for grant** to be published on the decision notice:

This proposal has been approved following consideration of all the relevant policies in the Development Plan (London Plan 2011, Islington Core Strategy 2011 and Islington Unitary Development Plan 2002), the National Planning Policy Framework (2012) and other material considerations.

- This decision was made by the Members of the Planning Sub- B Committee on the 22-January-2013.
- The delivery of this scheme would be consistent with the broad aims of the NPPF and its presumption in favour of sustainable development that supports economic growth, but also seeks to ensure social and environmental progress.
- The proposed change of use is acceptable in principle as it accords with policies 3.3 (Increasing housing supply) and 4.4 (Managing Industrial Land and Premises) of the London Plan 2011, policies CS12 (Meeting the Housing Challenge) and CS13 (Employment Spaces) of the Islington Core Strategy 2011, policies Env19 (Incompatible Uses), E4 (Loss of Business Use), E7 (General Industrial Use), and E13 (Protection of Premises for Small Firms and Opportunities for Business Start-Ups), and emerging policy DM31 (Loss of existing business floorspace) of the Islington Development Management Policies (Submission June 2012).
- The proposed development is acceptable in terms of its bulk, scale, massing and external appearance, subject to the further details to be secured by condition. Therefore, the proposal accords with policies 3.5 (Quality and design of housing developments), 7.4 (Local character), and 7.6 (Architecture) of the London Plan 2011, policies CS8 (Enhancing Islington's character), and CS9 (Protecting and enhancing Islington's built and historic environment) of the Islington Core Strategy 2011, policy D4 (Designing in Context) of the Islington Unitary Development Plan 2002, and emerging policy DM1 (Design) of the Islington Development Management Policies (Submission June 2012)
- The development would not result in material harm to the neighbouring occupiers and therefore accords with policies Env17 (Protecting Amenity) and D3 (Site Planning) of the Islington Unitary Development Plan 2002, emerging policy DM1 (Design) of the Islington Development Management Policies (Submission June 2012), and policies 7.6 (Architecture) and 7.15 (Reducing noise and enhancing soundscapes) of the London Plan 2011.
- The proposal would provide a good level of security for future residents and would enhance security for neighbouring occupiers in accordance with policy 7.3 (Designing Out Crime) of the London Plan 2011 and policy Env12 (Community Safety) of the Islington Unitary Development Plan 2002.
- The proposal would help to meet the borough's housing need in accordance with policy H3 (New Housing and Changes of Use to Residential) of the Islington Unitary Development Plan 2002, policy CS12 (Meeting the housing challenge) of the Islington Core Strategy 2011, emerging policy DM9 (Mix of housing sizes) of the Islington's Development Management Policies

(Submission June 2012) and policy 3.8 (Housing choice) of the London Plan 2011.

- The development would provide good quality residential units which accord with policies H3 (New Housing and Changes of Use to Residential), H7 (Standards and Guidelines) and H10 (New Development) of the Islington Unitary Development Plan 2002, policy CS12 (Meeting the housing challenge) of the Islington Core Strategy 2011, emerging policy DM12 (Housing standards) of the Islington's Development Management Policies (Submission June 2012) and policy 3.5 (Quality and design of housing developments) of the London Plan 2011.
- The development would meet sustainability requirements in line with policy CS10 (Sustainable design) of the Islington Core Strategy 2011.
- The proposal would not have a material impact on highway safety or the free flow of traffic on surrounding roads and therefore accords with policy T34 (Cycle Parking) of the Islington Unitary Development Plan 2002, emerging policies DM46 (Managing transport impacts), and DM49 (Vehicle parking) of the Islington Development Management Policies (Submission June 2012), and policies 6.3 (assessing effects of development on transport capacity), 6.9 (Cycling) and 6.13 (Parking) of the London Plan 2011.
- The proposal would not result in harm to any existing trees and therefore accords with policy CS15 (Open Space and Green Infrastructure) of the Islington Core Strategy 2011, policy Env6 (Protecting Trees) of the Islington Unitary Development Plan 2002, and emerging policy DM38 (Landscaping, Trees and Biodiversity) of the Islington Development Management Policies (Submission June 2012).

RECOMMENDATION B

That the grant of planning permission be subject to **conditions** to secure the following:

List of Conditions:

1 Commencement

CONDITION: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).

2 Approved plans list

CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:

1755/01, 1755/02 Rev B, 1755/03 Rev D, 1755/04 Rev C, 1755/05 Rev B, 1755/06 Rev D, 1755/07 Rev D, 1755/08, 1755/09, 1755/10, 1755/11 Rev A, Tree Survey and Protection Report by Wassells Arboricultural Services Ltd dated 21 March 2008, Supplementary Site Specific Arboricultural Survey, Impact & Method Statement by Wassells Arboricultural Services Ltd dated 28 August 2012, Design and Access Statement, Statement of compliance with LBI's Accessible Housing SPD, Domestic Through the Floor Lift by ThyssenKrupp, Schedule of

Room Sizes, Photographs

REASON: To comply with Section 70(1)(a) of the Town and Country Act 1990 as amended and the Reason for Grant and also for the avoidance of doubt and in the interest of proper planning.

3 Materials

CONDITION: Details and samples of all facing materials shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure work commencing on site. The details and samples shall include:

- a) solid brickwork (including brick panels and mortar courses);
- b) metal roof cladding;
- c) window treatment (including sections and reveals);
- d) balconies (including sections);
- e) access gate
- f) bin store
- g) cycle store

The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

REASON: In the interest of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard in accordance with policies: 5.3; 7.4 and 7.6; of the London Plan 2011, and policies: CS9A, B and G and CS10F of the Islington Core Strategy 2011.

4 Boundary Treatment Details

CONDITION: Details of boundary treatments (including internal boundary treatment within the site for each house) shall be submitted to and approved in writing by the Local Planning Authority prior to the practical completion of the development. The details shall include all walls, fencing, gates, footings, their design, appearance and materials, the details shall indicate whether the boundary treatments form proposed, retained or altered boundary treatments.

The boundary treatments shall be carried out strictly in accordance with the details so approved, installed/erected/operational prior to the first occupation of the development and shall be maintained as such thereafter.

The existing boundary walls shall be retained as shown on the approved drawings and shall be maintained as such unless otherwise formally agreed in writing.

REASON: To ensure that the resulting boundary treatment(s) is functional, attractive and secure in accordance with policies: 7.4; 7.3 and 7.6 of the London Plan 2011 and policies: D8 of the Islington Unitary Development Plan 2002.

5 Landscaping Scheme

CONDITION: A landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to the practical completion of the

development. The landscaping scheme shall include the following details:

- a) an updated Access Statement detailing routes through the landscape and the facilities it provides;**
- b) a biodiversity statement detailing how the landscaping scheme maximises biodiversity;**
- c) existing and proposed underground services and their relationship to both hard and soft landscaping;**
- d) proposed trees: their location, species and size;**
- e) soft plantings: including grass and turf areas, shrub and herbaceous areas;**
- f) topographical survey: including earthworks, ground finishes, top soiling with both conserved and imported topsoil(s), levels, drainage and fall in drain types;**
- g) enclosures: including types, dimensions and treatments of walls, fences, screen walls, barriers, rails, retaining walls and hedges;**
- h) hard landscaping: including ground surfaces, kerbs, edges, ridge and flexible pavings, unit paving, furniture, steps and if applicable synthetic surfaces; and**
- i) any other landscaping feature(s) forming part of the scheme;**
- j) management plan for the communal garden / landscaped areas.**

All landscaping in accordance with the approved scheme shall be completed / planted during the first planting season following practical completion of the development hereby approved. The landscaping and tree planting shall have a two year maintenance / watering provision following planting and any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of completion of the development shall be replaced with the same species or an approved alternative to the satisfaction of the Local Planning Authority within the next planting season.

The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

REASON: In the interest of biodiversity, sustainability, and to ensure that a satisfactory standard of visual amenity is provided and maintained in accordance with policies: 7.2 and 7.21 of the London Plan 2011, policies: D3; D6 and D8 of the Islington Unitary Development Plan 2002 and policy CS15B and C of the Islington Core Strategy 2011.

6 Code for Sustainable Homes Level 4

CONDITION: Prior to any superstructure works commencing on the site, a design stage recognised accreditation certificate and supporting assessment confirming that the development achieves a Code for Sustainable Homes rating of no less than 'Level 4' shall be secured.

The development shall be carried out strictly in accordance with the details set out in the assessment and the agreed ratings shall be achieved.

REASON: In the interest of addressing climate change and to secure sustainable development in accordance with policies: 5.1; 5.2; 5.3; and 5.9 of

the London Plan 2011 and policy CS10B of the Islington Core Strategy 2011.

7 Green Roof Details

CONDITION: Details of the biodiversity (green/brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The biodiversity (green/brown) roof(s) shall be:

- a) biodiversity based with extensive substrate base (depth 80-150mm);
- b) laid out in accordance with drawing no. 1755/04 Rev C hereby approved; and
- c) planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (the seed mix shall be focused on wildflower planting, and shall contain no more than a maximum of 25% sedum).

The biodiversity (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

The biodiversity roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

REASON: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 7.19; 5.3; 5.9 and 5.11 of the London Plan 2011, policy Env24 of the Islington Unitary Development Plan 2002 and policy CS10E and G and CS15F and G of the Islington Core Strategy 2011.

8 Refuse Stores Details

CONDITION: Detailed drawings of refuse and recycling stores shall be submitted to and approved in writing by the Local Planning Authority

The refuse and recycling stores shall be completed strictly in accordance with the details so approved, installed/erected/operational prior to the first occupation of the development and shall be maintained as such thereafter.

REASON: To ensure that the resulting boundary treatment(s) is functional, attractive and secure in accordance with policies: 7.4 and 7.6 of the London Plan 2011 and policy CS11 of the Islington Core Strategy 2011.

9 Cycle Parking Details

CONDITION: Details of the layout, design and appearance (shown in context) of the bicycle storage area(s) shall be submitted to and approved in writing by the Local Planning Authority prior to the practical completion of the development. The storage shall be covered, secure and provide for no less than 8 cycle spaces.

The bicycle storage area(s) shall be provided strictly in accordance with the details so approved, provided/erected prior to the first occupation of the development, and maintained as such thereafter.

REASON: To ensure adequate cycle parking is available and easily accessible on site and to promote sustainable modes of transport in accordance with policies 6.7 and 6.9 of the London Plan 2011, policies: T34 and T52 of the Islington Unitary Development Plan 2002 and policy CS10H of the Islington Core Strategy 2011.

10 Construction Management Statement

CONDITION: No development (including demolition works) shall take place on site unless and until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- v. wheel washing facilities
- vi. measures to control the emission of dust and dirt during construction
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works

The development shall be carried out strictly in accordance with the details so approved and no change therefrom shall take place without the prior written consent of the Local Planning Authority.

REASON: To ensure that the development does not adversely impact on neighbouring residential amenity due to its construction and operation in accordance with policies: 6.7; 6.13; 6.14; 7.14 and 5.18 of the London Plan 2011 and policies: D3; Env17; T15; T21 and T55 of the Islington UDP 2002.

11 Land Contamination

CONDITION: No development (excluding demolition works) shall take place on site unless and until the following assessment in response to PPS23 has been submitted to and approved in writing by the Local Planning Authority:

- a) A land contamination investigation.

Following the agreement to details relating to point a); details of the following works shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site:

- b) Any necessary remedial land contamination works arising from the land contamination investigation.

The development shall be carried out strictly in accordance with the land contamination investigation and any resulting scheme of remedial land

contamination works so approved, any necessary remediation shall be carried out prior to the first occupation of the development, and shall be maintained as such thereafter.

REASON: Given the history of the site the land may be contaminated, investigation and potential remediation is necessary to safeguard the health and safety of future occupants in accordance with PPS23 and policy 5.21 of the London Plan 2011.

12 Obscured Glazing

CONDITION: All windows on the rear northeast facing elevation shall be provided with obscure glazing prior to the first occupation of the development.

All obscurely glazed windows shall be fixed shut, unless revised plans are submitted to and approved in writing by the Local Planning Authority which confirm that those windows could open to a degree, which would not result in undue overlooking of neighbouring habitable room windows.

The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

REASON: To prevent the undue overlooking of neighbouring habitable room windows in accordance with policies: D3, H3 and H7 of the Islington Unitary Development Plan 2002.

13 Removal of PD Rights

CONDITION: Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any amended/updated subsequent Order) no additional windows, extensions or alterations to the dwellinghouses hereby approved or erection of any additional boundary treatment or means of enclosure from those hereby approved shall be carried out or constructed without express planning permission.

REASON: To ensure that the Local Planning Authority has control over future extensions and alterations to the resulting dwellinghouses and boundary treatment in view of the limited space within the site available for such changes and the impact such changes may have on residential amenity and the overall good design of the scheme. The removal of Permitted Development rights would ensure compliance with policy D3 of the Islington Unitary Development Plan 2002.

14 Water Consumption

CONDITION: The development shall be designed to achieve a water use target of no more than 95 litres per person per day, including by incorporating water efficient fixtures and fittings.

REASON: To ensure the sustainable use of water in accordance with policy

5.15 of the London Plan 2011, policy Env39 of the Islington Unitary Development Plan 2002 and policy CS10C and G of the Islington Core Strategy 2011.

15 Tree Protection

CONDITION: All works shall be carried out in strict accordance the method statement and tree protection measures as set out in the following approved documents:

'Tree Survey and Protection Report by Wassells Arboricultural Services Ltd dated 21 March 2008, Supplementary Site Specific Arboricultural Survey, Impact & Method Statement by Wassells Arboricultural Services Ltd dated 28 August 2012'

REASON: In the interest of the protection of trees and to safeguard visual amenities in accordance with policy 7.21 of the London Plan 2011, policy Env6 of the Islington Unitary Development Plan 2002 and policy CS15A, B and F of the Islington Core Strategy 2011.

16 Communal Garden

CONDITION: The communal garden areas as shown on the approved site plan drawing no. 1755/03 Rev D shall remain accessible to all residents of the development at all times.

REASON: In order to ensure adequate provision of external amenity space for residents of the development in accordance with policy CS12 of the Islington Core Strategy 2011.

List of Informatives:

1 Superstructure

DEFINITION OF 'SUPERSTRUCTURE' AND 'PRACTICAL COMPLETION'

A number of conditions attached to this permission have the time restrictions 'prior to superstructure works commencing on site' and/or 'following practical completion'. The council considers the definition of 'superstructure' as having its normal or dictionary meaning, which is: the part of a building above its foundations. The council considers the definition of 'practical completion' to be: when the work reaches a state of readiness for use or occupation even though there may be outstanding works/matters to be carried out.

2 Car Free

All new developments are car free in accordance with Policy CS10 of the Islington Core Strategy 2011. This means that no parking provision will be allowed on site and occupiers will have no ability to obtain car parking permits, except for parking needed to meet the needs of disabled people.

3 CIL

Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with the Mayor of London's CIL Charging Schedule 2012. One of the development parties must now assume liability to pay CIL by submitting an

Assumption of Liability Notice to the Council at <mailto:cil@islington.gov.uk>. The Council will then issue a Liability Notice setting out the amount of CIL that is payable.

Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed. The above forms can be found on the planning portal here: <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>.

APPENDIX 2 : RELEVANT POLICIES

This appendices list all relevant development plan polices and guidance notes pertinent to the determination of this planning application.

1 National Guidance

The National Planning Policy Framework 2012 seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF is a material consideration and has been taken into account as part of the assessment of these proposals.

Positive Statement

To assist applicants in a positive manner, the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website.

A pre-application advice service is also offered and encouraged. Whilst this wasn't taken up by the applicant, and although the scheme did not comply with guidance on receipt, the LPA acted in a proactive manner offering suggested improvements to the scheme (during application processing) to secure compliance with policies and written guidance. These were incorporated into the scheme by the applicant.

This resulted in a scheme that accords with policy and guidance as a result of positive, proactive and collaborative working between the applicant, and the LPA during the application stages, with the decision issued in a timely manner in accordance with the NPPF.

2. Development Plan

The Development Plan is comprised of the London Plan 2011, Islington Core Strategy 2011 and Islington Unitary Development Plan 2002. The following policies of the Development Plan are considered relevant to this application:

A) The London Plan 2011 - Spatial Development Strategy for Greater London

Policy 3.3 Increasing housing supply	Policy 5.11 Green roofs and development site environs
Policy 3.4 Optimising housing potential	Policy 5.12 Flood risk management
Policy 3.5 Quality and design of housing developments	Policy 5.13 Sustainable drainage
Policy 3.6 Children and young people's play and informal recreation facilities	Policy 5.15 Water use and supplies
Policy 3.8 Housing choice	Policy 6.3 Assessing effects of development on transport capacity
Policy 3.9 Mixed and balanced communities	Policy 6.9 Cycling
Policy 4.4 Managing industrial land and premises	Policy 6.13 Parking
Policy 5.1 Climate change mitigation	Policy 7.1 Building London's neighbourhoods and communities
Policy 5.2 Minimising carbon dioxide emissions	Policy 7.2 An inclusive environment
Policy 5.3 Sustainable design and construction	Policy 7.3 Designing out crime
Policy 5.7 Renewable energy	Policy 7.4 Local character
Policy 5.9 Overheating and cooling	Policy 7.6 Architecture
Policy 5.10 Urban greening	Policy 7.15 Reducing noise and enhancing soundscapes
	Policy 7.19 Biodiversity and access to nature
	Policy 8.3 Community infrastructure levy

B) Islington Core Strategy 2011

Policy CS8 (Enhancing Islington's Character)	Policy CS11 (Waste)
Policy CS9 (Protecting and Enhancing Islington's Built and Historic Environment)	Policy CS12 (Meeting the Housing Challenge)
Policy CS10 (Sustainable Design)	Policy CS13 (Employment Spaces)
	Policy CS15 (Open Space and Green Infrastructure)

C) Islington Unitary Development Plan (2002)

Env6 (Protecting Trees)	T18 (Parking and Traffic Restraint)
Env12 (Community Safety)	T34 (Cycle Parking)
Env16 & 17 (Protection of Amenity)	T45 (Land Use Planning)
Env19 (Incompatible Uses)	T46 (Design Issues)
Env24 (New Wildlife Habitats)	T49 (Meeting the Needs of People with Mobility Problems)
Env37 (Waste and Recycling)	T52 (Facilities for Cyclists)
H3 (New Housing and Changes of Use to Residential)	T55 (New Development)
H7 (Standards and Guidelines)	D3 (Site Planning)
H10 (New Development)	D4 (Designing in Context)
E4 (Loss of Business Use)	D6 (Landscaping and Public Facilities)
E7 (General Industrial Use)	D8 (Boundary Walls, Paving and Street Furniture)
E13 (Protection of Premises for Small Firms and Opportunities for Business)	

Start-Ups),

3. **Emerging Policy Documents**

Islington's Development Management Policies (Submission June 2012)

Following submission to the Secretary of State on 16-August-2012, the Islington Development Management Policies (Submission June 2012) document is currently subject to Independent Examination. Hearings pertaining to the Independent Examination were held between 10 and 12 December 2012. Following these hearings, the council has proposed amendments to certain emerging policies/allocations which aim to resolve objections raised by representors. Key policies/allocations proposed to be amended and/or which are subject to unresolved objections are:

Policy DM3 (Heritage)

Policy DM8 (Affordable housing)

Policy DM12 (Housing standards) - Part D

Policy DM17 (HMOs, hostels and student accommodation) - Parts A and H

Policy DM28 (Hotels and visitor accommodation)

Policy DM29 (Social and strategic infrastructure and cultural facilities)

Policy DM31 (Loss of existing business floorspace)

All emerging policies and allocations have a degree of weight as material considerations in the decision-making process. However, prior to receipt of the Inspector's Report on the outcome of the Independent Examination (expected in early March 2013), policies listed above should be considered to have relatively limited weight. Other emerging policies and allocations contained within the Islington Development Management Policies (Submission June 2012) carry more significant weight.

4. **Supplementary Planning Guidance (SPG) / Document (SPD)**

The following SPG's and/or SPD's are relevant:

Islington UDP

- Accessible Housing in Islington
- Green Construction
- Planning Standards Guidelines
- Urban Design Guide

London Plan

- Accessible London: Achieving and Inclusive Environment
- Housing
- Sustainable Design & Construction
- Providing for Children and Young Peoples Play and Informal Recreation