



PLANNING SUB-COMMITTEE B
Date: 22 January 2013

AGENDA ITEM NO: B

Application number	P122127
Application type	Full application
Ward	Finsbury Park
Listed building	No
Conservation area	No
Development Plan Context	None
Licensing Implications	None
Site Address:	r/o 111 and 112 Axminster Road
Proposal	Erection of a ground floor and basement single dwelling providing living area, bedroom and two out door patios.

Case Officer	Ashley Niman
Applicant	Commodore Homes Ltd
Agent	WYLLP



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)



-  Building Outline
-  Site boundary

3. PHOTOS OF SITE/STREET

A. THE SITE VIEWED FROM WINDSOR ROAD



B. THE REAR OF 111 AND 112 AXMINSTER ROAD



C THE SITE VIEWED FROM THE REAR OF 111 AXMINSTER ROAD



4. SUMMARY

- 4.1 The proposal is for the construction of a single dwelling house over ground floor and basement, on the rear half of the garden space of 111 and 112 Axminster Road. The current scheme has been developed in response to a refusal of permission for a similar scheme in 2009. In particular, there has been a reduction in the width of the application site itself along with a reduction in the height and width of the property. The proposal has also had to take into consideration the implications of new policies, in particular the NPPF, the Council adopted Core Strategy, and the emerging Development Management policies.

5. SITE AND SURROUNDING

- 5.1 The site fronts onto the south eastern side of Windsor Road. The development site comprises the rear area of the two garden areas to the rear of 111 and 112 Axminster Road and is adjacent to a short terrace of two storey mid Victorian residential properties on Windsor Road. The site is separated from the remaining area of the garden of 111 by a timber fence, and 111 and 112 are themselves divided by a brick wall. The rear part of 112 is partially occupied by a former air raid shelter.
- 5.2 111 and 112 Axminster Road are three storey terraced properties with basements and 111 have a two storey full width rear addition. The surrounding area is residential in land use and character.
- 5.3 The site is not located within a Conservation area, nor are any adjacent buildings statutory listed.

6. PROPOSAL (IN DETAIL)

- 6.1 Erection of a ground floor and basement single dwelling house providing living area, bedroom and two out door patios.

7. RELEVANT HISTORY:

- 7.1 P112884 Erection of a new two storey dwelling house (one storey at basement level) together with amenity areas, refuse and recycling storage. This application was formally withdrawn on the 5th September 2012.
- 7.2 P091660 Construction of a new single storey house including basement to the rear of 111-112 Axminster Road – refused 27 October 2009:

REASON: The proposal would mean the loss of garden land and by virtue of the its close proximity to the properties on Axminster Road it is considered that it will have a detrimental impact on neighbour amenity through loss of light and privacy and by the creation of unaccepted sense of enclosure. The scheme is therefore considered to be contrary to polices H6 (Garden Land) and D3 (Site Planning) of the Islington Unitary Development Plan 2002.

7.3 P081851 Proposed new single storey house (including basement) to rear of 111-112 Axminster Road – refused 5 November 2008:

REASON 1: The proposed new dwelling by virtue of its location, form and design fails to relate to its surrounding in a sympathetic manner and will have a detrimental affect on the character and appearance of the surrounding area. The proposal is therefore contrary to policies Env1 (New Developments), D1 (Overall Design), D3 (Site Planning), D4 (Designing in Context), of Islington's Unitary Development Plan (2002), and the Islington Urban Design Guide 2006.

REASON 2: The proposed dwelling would provide an unacceptable level of residential amenity for future occupiers by virtue of inadequate light and outlook and is contrary to policies H3 (New Housing) and D3 (Site Planning) of Islington's Unitary Development Plan 2002.

PRE-APPLICATION ADVICE:

7.4 Following the withdrawal of application ref P112884, a meeting was held with the planning officer on 9 July 2012 to discuss a more appropriate scheme that dealt with the earlier reasons for refusal.

8. CONSULTATION

Public Consultation

8.1 Letters were sent to occupants of 35 adjoining and nearby properties at Axminster Road, Windsor Road and Sussex Way on 9 October. A site notice and a press advert were displayed on 11 October. The public consultation of the application therefore expired on 1 November; however 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 the writing of this report a total of 14 responses had been received from the public with regard to the application, and in addition a petition with 52 signatures. The issues raised can be summarised as follows (with the paragraph that provides responses to each issue indicated within brackets):

8.3

- Out of character (10.4-10.6)
- Poor design (10.4-10.6)
- Loss of light (10.9).
- Loss of privacy (10.10)
- Loss of garden space (10.2-10.3)
- Poor internal layout (10.12-10.13)
- Lack of garden space for new house (10.13)

- Impact on structural stability of the adjacent house at 90 Windsor Road and the remaining terrace. (10.7)

Internal Consultees

8.4 None

Other Consultees

8.5 No comments or observations were received from the Design and Conservation Officer

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. The following policies of the Development Plan are considered relevant to this application:

Emerging Policy Documents

A. Islington's Development Management Policies – Submission, June 2012

Designations

9.3 The site has the following designations under the London Plan 2011 and Islington Unitary Development Plan (2002):

- none

- none

Supplementary Planning Guidance (SPG) / Document (SPD)

9.4 The following SPG's and/or SPD's which are considered relevant are listed in Appendix 2.

10. ASSESSMENT

10.1 The main issues arising from this proposal relate to:

- Principle of the land use on garden land
- Impact on amenity of neighbours

- Design and appearance of the proposal, and streetscape.
- Quality of the residential accommodation proposed

Land-use

10.2 Historically, the site formed the rear part of the gardens to 111 and 112 Axminster Road. The most recent refusal on this site, ref P091660, identified loss of garden land as a reason to turn down the application. Policy H6 (Garden Land) of the Unitary Development Plan 2002 was rightly referred to, but the policy also recognises that exceptions could be made. These are:

- No significant loss of visual, recreational or nature conservation amenity.
- Adequate private garden space will remain available to the existing and the proposed property.
- The scheme will not adversely affect the amenities of nearby occupiers.
- That vehicle and pedestrian access to the site will be satisfactory.

Policy DM36 of the emerging Development Management policies reflects and builds on this and seeks to ensure that biodiversity is retained and amenity value protected. The amenity issue, point three of the policy, is discussed below under 'neighbouring amenity'.

In regard to point one of the policy, H6, there will be no material visual loss of amenity since the site is not visible from the street. Residents to upper floors of 111 and 112 Axminster Road currently look out over a partial green area, fenced off and a rear area of hard standing, neglected planting, and a former air raid shelter. The space provides no significant recreational area, whilst the proposed works will produce planted spaces that will attract wildlife.

10.3 In regard to garden areas, point two of the policy, the scheme has been amended to ensure that adequate space, in accordance with policy DM13 of the emerging Development Management policies 2012, remains for the existing flats at 111 and 112 Axminster Road. Both 111 and 112 Axminster Road have each been converted into flats. The basement flats to both properties, 111 and 112, would, following the development, each have directly accessible garden areas of 32m². This would be in compliance with policy DM13 and DM36 of the emerging Development Management policies 2012, where ground floor one and two bedroom units require a space of 30m² each, and H6 of the Unitary Development Plan 2002. The garden areas that remained for the flats at 111 and 112 Axminster Road within the P091660 scheme were below the minimum requirement, but the current proposal has ensured that this aspect of the earlier refusal for application P091660 has been overcome.

Design and Heritage Considerations

10.4 The site is not located in a conservation area nor is any adjacent property listed. However, much of Axminster Road and Windsor Road retains an intact mid Victorian streetscape of two and three storey flat fronted terrace properties. Notwithstanding the various and sometimes unsympathetic alterations to windows and plaster and cornice detailing, the streets are largely unspoilt and harmonious in scale and form. The proposal for the infill building is exceptionally modest in its height and scale,

largely determined by their parameters of the site, and complies with the Urban Design Guidelines.

- 10.5 Most Victorian terraces are characterised by a gap in the return corner to allow light and air to rear elevations and gardens, and a softer backdrop to streets. Normally there should be no change to this arrangement. However the new building would be only one metre higher than the existing front boundary wall.
- 10.6 Following the withdrawal of the earlier proposal, the proposed building has been reduced in height and width, and the bulk and mass of the scheme is now considered to be contextual and sympathetic to its immediate neighbours, and the wider streetscene. It should be noted that design, form, height and mass of the 2009 application was not identified as a reason for refusal.
- 10.7 Although the design of the building is contemporary, it is simplistic in form with sensitive use of materials. The principle facing building material will be brickwork and this can be conditioned to ensure a suitable colour, texture and bond. Window frames and flashing will be in aluminium although the volume of building visible from the street will be very modest and would not detract from the overall character and appearance of the street. The proposal is considered to comply with policies DM1 and DM3 of the emerging Development Management policies 2012, policy CS9 of the Core Strategy 2011 and policies D4 and D5 of the Unitary Development Plan 2002, and section 2.4.7 of the Islington Urban Design Guidelines 2006.
- 10.8 The proposal entails the digging out of a basement adjacent to 90 Axminster Road. All works to the foundations and general stability of 90 Axminster Road, and the remaining terrace, will be subject to compliance with Building Control prior to the commencement of works on site.

Landscaping and Trees

- 10.9 The proposal will build on garden space, but the space itself has no current landscape value or existing trees and shrubs, as it is primarily hard-standing. The proposal will have ground level and basement level landscape, with planting proposed for grasses and wild flowers, and an ivy wall to the north boundary wall.

Neighbouring Amenity

- 10.10 Council policies seek to ensure that all existing amenity qualities for neighbours are protected and not materially worsened by any new development. In regard to daylight and sunlight, the basement and ground floor rooms to the rear of 111 and 112 Axminster Road were tested against the 25' line (the first stage of the BRE testing procedure). There was no breach at ground floor level and only a very marginal breach at the basement level. Given the open aspect to either side it was not considered necessary to test further since the VSC figure would have been complied with. Since the building aligns flush with the front elevation of 90 Windsor Road, it would not lead to any light loss to that property. Nor would there be any material harm or affect on other properties in Windsor Road since the closest facing property, 81 Windsor Road, is 21 metres away.
- 10.11 The proposal would have no windows in the side elevation facing onto the rear of 111 and 112 Axminster Road and there would be no loss of privacy to these or any other adjacent property. The modest height and bulk of the proposal (it will be 2.8 metres

on the boundary facing the rear of 111 and 112 Axminster Road) will also ensure that there would be neither a material loss of outlook nor an unacceptable sense of enclosure as a result of the development.

- 10.12 Accordingly it is considered that the proposal complies with policy D3 of the Unitary Development Plan and policy DM1 of the emerging Development Management policies 2012 and overcomes the second part of the reason for refusal as considered under application P091660.

Quality of Resulting Residential Accommodation

- 10.13 The design and layout of the unit has been thoughtfully worked out to provide a one bedroom maisonette over the ground floor and basement levels. The internal floor area of 53m² exceeds the London Plan and Development Management policy figure of 50m² for a one bedroom unit. Although there is no defined storage space the internal rooms are of generous proportions and good disposition.
- 10.14 The set back ground floor and basement allows good levels of light to enter the property and the open aspect will allow for a reasonable level of outlook. All relevant windows were tested in accordance with BRE numerical tests by 'Rights of light Consulting.' The results showed that all tested rooms surpass the BRE Average Daylight Factor and the No Sky Line test. The principal outdoor space is a basement garden area accessed from the living room, with an additional and smaller space at the rear ground floor. The overall area of private outdoor space is 24m², comfortably exceeding the minimum normally required which would be 15m² for a development of this location and number of rooms. Refuse storage provision has been made at the front ground floor level adjacent to the entrance gate. The proposals are considered to be in accordance with policies H3 and H7 of the Unitary Development Plan 2002, CS9 of the Core Strategy and DM1 of the emerging Development Management policies 2012.

Energy Efficiency and Renewable Energy

- 10.15 This new build scheme will incorporate a modern method of construction to ensure high standards of insulation, the correct provenance of materials, and a series of measures to reduce water usage and energy. It is proposed to incorporate solar photovoltaic panels for the development to provide electricity with excess fed back into the grid. This accords with policies DM40 (Sustainable Design and construction) and DM41 (Energy Efficiency in minor schemes) of the emerging Development Management policies 2012 and policy CS10 of the Core Strategy. It is recommended that a condition be attached to any approved decision to ensure that a Code for Sustainable Homes, Level 4, is achieved for the development.

Highways and Transportation

- 10.16 In accordance with Council policy this will be a car free development and future occupiers will be withheld parking permit rights. The site is located within a five minute walking distance of bus routes along Holloway Road and Seven Sisters Road. Bicycle storage can be provided to the front basement garden area where there is adequate space and security.

Planning Obligations ,Community Infrastructure Levy and local finance considerations

10.17 As a new dwelling house, the proposal will be liable for the Mayor of London's Community Infrastructure Levy, but because it was submitted prior to the adoption of the Council's own Small Sites Contribution in October 2012, it will not be liable for this contribution.

11. SUMMARY AND CONCLUSION

Summary

11.1 The proposal has taken into consideration the reasons why it was originally refused. It is considered that the current proposal, having addressed the two concerns of garden space and amenity impact on neighbours, is acceptable. It provides a level of internal accommodation and outdoor space that is compliant in policy terms and the design, height, scale and use of materials is compatible with the mid Victorian streetscape.

Conclusion

11.2 It is recommended that planning permission be granted subject to conditions and s106 legal agreement heads of terms 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 and ~Deed of Planning Obligation) 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) and the emerging Development Management policies, June 2012), the National Planning Policy Framework (2012) and other material considerations.

- This decision was made by the Members of the Planning Sub Committee B on the 22 January 2012.
- 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;
- In regard to garden areas and the loss of existing garden space, the scheme has been amended to ensure that adequate space, in accordance with policy DM13 of the emerging Development Management policies 2012, remains for the existing flats at 111 and 112 Axminster Road. The basement flats to both properties, 111 and 112, would, following the development, have retained and directly accessible garden

areas of 32m² each. This would be in compliance with policy DM13 and DM36 of the emerging Development Management policies 2012 and H6 of the Unitary Development Plan 2002, and ensure that this aspect of the earlier refusal for application P091660 has been overcome.

- The proposal for the infill building is exceptionally modest in its height, mass and scale, largely determined by the parameters of the site. However, this allows it to comply with the Islington Urban Design Guidelines. The building has been reduced in height and width, and the bulk and mass of the scheme now up for consideration is considered to be contextual and sympathetic to its immediate neighbours, and the wider streetscene. It should be noted that the design, form, height and mass of the most recent refused scheme was not identified as a reason for refusal. The proposal is considered to comply with policies DM1 and DM3 of the emerging Development Management policies 2012, policy CS9 of the Core Strategy 2011 and policies D4 and D5 of the Unitary Development Plan 2002, and section 2.4.7 of the Islington Urban Design Guidelines 2006.

In regard to daylight and sunlight, the basement and ground floor rooms to the rear of 111 and 112 Axminster Road were tested against the perpendicular 25' line (the first stage of the BRE testing procedure). There was no breach at ground floor level and only a very marginal breach at the basement level. Given the open aspect to either side it was not considered necessary to test further since the VSC figure would have been complied with. The modest height and bulk of the proposal (it will be 2.8 metres on the boundary facing the rear of 111 and 112 Axminster Road) will also ensure that there would be no material loss of outlook or sense of oppression as a result of the development. Accordingly it is considered that the proposal complies with policy D3 of the Unitary Development Plan and policy DM1 of the emerging Development Management policies 2012 and overcomes the second part of the reason for refusal as considered under application P091660.

The design and layout of the unit has been thoughtfully worked out to provide a one bedroom maisonette over the ground floor and basement levels. The internal floor area of 53m² exceeds the London Plan and Development Management policy figure of 50m² for a one bedroom unit. Although there is no defined storage space the internal rooms are of generous proportions and good disposition. The overall area of private outdoor space is 24m², comfortably exceeding the minimum normally required which would be 15m² for a development of this location and number of rooms. The proposals are considered to be in accordance with policies H3 and H7 of the Unitary Development Plan 2002, CS9 of the Core Strategy and DM1 of the emerging Development Management policies 2012.

RECOMMENDATION

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:

BA14930811/01, 236A/PA/0.01 rev OR, 236A/PA/1.00 rev P3, 236A/PA/1.01 rev P5, 236A/PA/1.02 rev P3, 236A/PA/2.01 rev P1, 236A/PA/3.01 rev P4, 236A/PA/3.02 rev P2, 236A/PA/3.03 rev P3, 236A/PA/3.04 rev P1, 236A/PA/3.05 rev P1, Planning Statement (WYLLP September 2012), Design and Access Statement (Glas Architects August 2012), Daylight and Sunlight Study (Right of Light Consulting 22 September 2011), Energy and Sustainability Statement (NRG Consulting November 2011), Landscape Strategy (David Buck 2011).

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 (Details)

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) render (including colour, texture and method of application);
- c) window treatment (including sections and reveals);
- d) roofing materials;
- e) balustrading treatment (including sections);

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, policies: D4 and D11 of the Islington Unitary Development Plan 2002 and policies: CS9A, B and G and CS10F of the Islington Core Strategy 2011, and DM1 of the emerging Development Management policies 2012.

4 Refuse/Recycling Provided (Compliance)

CONDITION: The dedicated refuse / recycling enclosure(s) shown on drawing no. 236A/PA/1.01 RevP5 shall be provided prior to the first occupation of the development hereby approved and shall be maintained as such thereafter.

REASON: To secure the necessary physical waste enclosures to support the development and to ensure that responsible waste management practices are adhered to in accordance with policies: 5.15 and 5.16 of the London Plan 2011, policy: D3 of the Islington Unitary Development Plan 2002 and policy CS11B of

the Islington Core Strategy 2011.

- 5 BREEAM and Code of Sustainable Homes (Compliance)
CONDITION: The development shall achieve a Code of Sustainable Homes rating of no less than 'Level 4'.

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, DM40, DM41 and DM43 of the emerging Development Management policies 2012, and the Environmental Design SPD.
- 6 Removal of Permitted Development Rights (Compliance)
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 dwellinghouse(s) 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 dwellinghouse(s) 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.
- 7 No window in the southwest facing flank wall (Compliance)
CONDITION: No windows shall be installed in the south west facing flank wall of the new house to prevent the overlooking of neighbouring habitable room windows at 111 and 112 Axminster Road.

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 and H7 of the Islington Unitary Development Plan 2002, and policy DM1 of the emerging Development Management police, June 2012.

List of Informatives:

- 1 Car-Free Development
INFORMATIVE: (Car-Free Development) 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.

- 2 Community Infrastructure Levy (CIL) (Granting Consent)
INFORMATIVE: 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 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 at: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

- 3 Positive Statement 3

INFORMATIVE: 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. The LPA and the applicant have worked positively and proactively in a collaborative manner through both the pre-application and the application stages to deliver an acceptable development in accordance with the requirements of the NPPF

The LPA delivered the decision in a timely manner in accordance with the requirements of the NPPF.

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.

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

2 London's places
Policy 3.3 Increasing housing supply
Policy 3.5 Quality and design of housing developments

5 London's response to climate change
Policy 5.3 Sustainable design and construction
Policy 5.7 Renewable energy

7 London's living places and spaces
Policy 7.2 An inclusive environment
Policy 7.3 Designing out crime
Policy 7.4 Local character
Policy 7.6 Architecture
Policy 8.3 Community infrastructure levy

B) Islington Core Strategy 2011

Spatial Strategy
Policy CS8 (Enhancing Islington's Character)

Strategic Policies
Policy CS9 (Protecting and Enhancing Islington's Built and Historic Environment)
Policy CS10 (Sustainable Design)

C) Islington Unitary Development Plan (2002)

Environment Policies:
Env16 & 17 **(Protection of Amenity)**

Conservation and Design Policies:
D3 **(Site Planning)**
D4 **(Designing in Context)**

Housing Policies:
H3 **(New Housing and Changes of Use to Residential)**
H6 **(Garden Land)**
H7 **(Standards and Guidelines)**
H10 **(New Development)**

3. Emerging Policy Documents

A) Islington's Development Management Policies – Submission, June 2012

Design and Heritage
DM1 Design
DM2 Inclusive Design

Housing
DM12 Housing Standards
DM13 Private outdoor space

Energy and Environmental Standards
DM40 Sustainable design and construction
DM41 Energy Efficiency and Carbon reduction
DM43 Sustainable design standards

Infrastructure
DM52 Planning obligations

5 Designations

The site has the following designations under the London Plan 2011 and Islington Unitary Development Plan (2002):

- none

- none

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

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

Islington UDP

- **Accessible Housing in Islington**
- **Car Free Housing**
- **Planning Standards Guidelines**
- **Urban Design Guide**

London Plan

- **Accessible London:**
- **Housing**
- **Sustainable Design & Construction**
-