



# ISLINGTON

Development Management  
Service  
Planning and Development  
Division  
Environment and Regeneration  
Department  
PO Box 3333  
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London  
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PLANNING SUB- B COMMITTEE  
Date: 15 November 2012

AGENDA ITEM NO:

Application number	P111442
Application type	Full Planning Application
Ward	Finsbury Park Ward
Listed building	Unlisted
Conservation area	N/A
Development Plan Context	Nags Head Town Centre
Licensing Implications	N/A
Site Address:	5-9, Seven Sisters Road, Islington, London, N7 6AJ
Proposal	Change of use of part first, second and third floors from retail (A1 Use Class) to create 7 self-contained residential units (2 x 1-bedroom units and 5 x 2-bedroom units) (C3 Use Class); Creation of a residential communal access to Bowman's Mews; Erection of a single storey access enclosure at rear first floor level; Replacement of windows to front elevation and Relocation of air conditioning units behind a new Acoustic Screen to the north-eastern corner at rear first floor level.

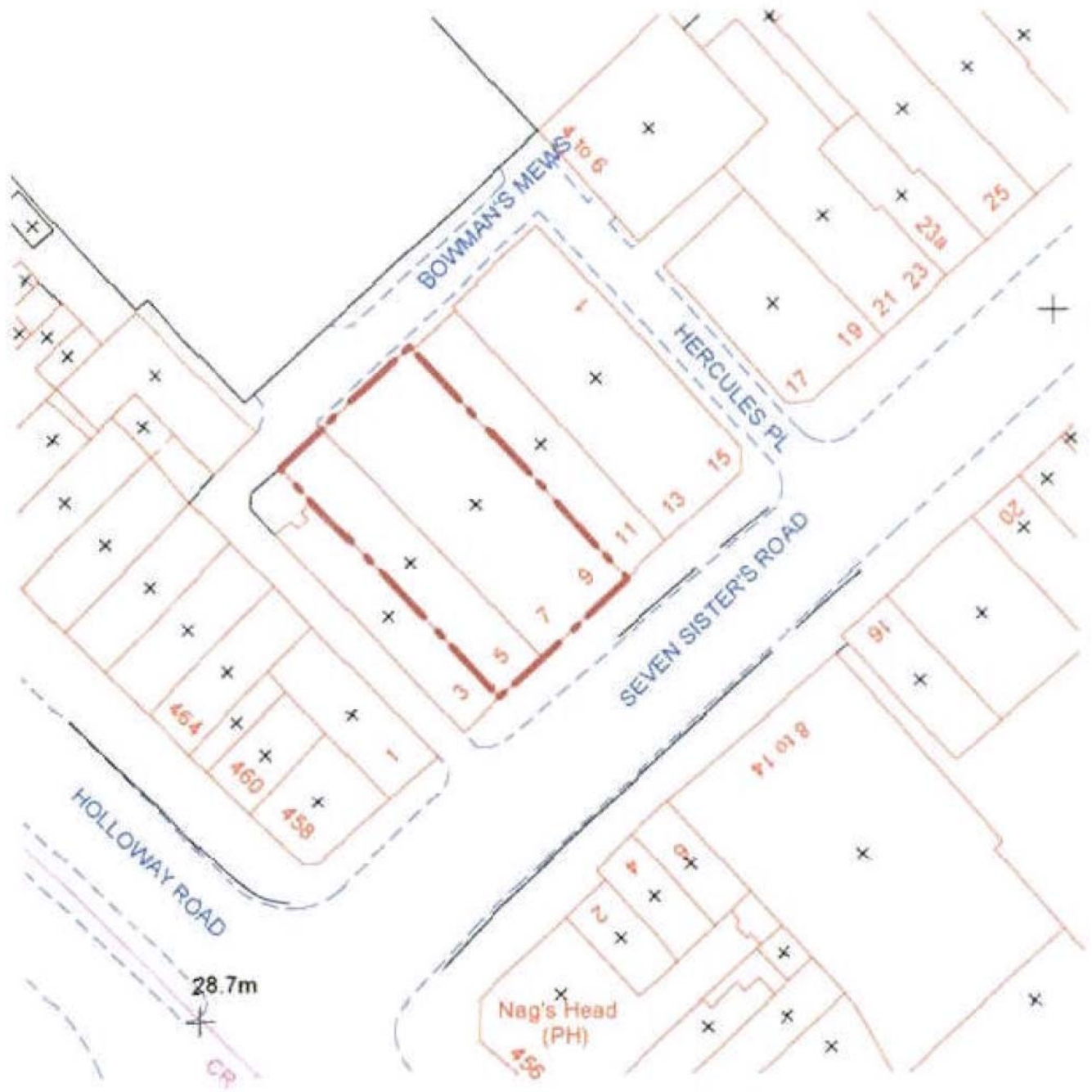
Case Officer	Sandra Chivero
Applicant	Danish Hanif (Clockart Ltd)
Agent	Duncan Clendenan (Urban Development)

**1. RECOMMENDATION**

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

1. for the reasons for approval;
2. subject to the conditions set out in Appendix 1;
3. conditional upon the prior completion of a Deed of Planning Obligation made under section 106 of the Town and Country Planning Act 1990 securing the heads of terms as set out in Appendix 1;

**2. SITE PLAN (site outlined in bold - red)**



3. PHOTOS OF SITE/STREET



Seven Sisters Road



Bowman's Mews

BOWMAN'S MEWS



Bowman's Mews



Hercules Place approach



level 2 rear extension



level 2 kitchen



level 3 rear walls



level 3 front west



stairwell ceiling & walls



level 2 middle rear wall



level 2 access to rear extension



level 2 glazing & view



level 3 rear west



level 3 front east



stair level 2 to 3 (not in use)

Vacant Upper Parts  
Existing Retail: Superdrug  
5 - 9 Seven Sister's Road  
Walsingham



Vacant Upper Parts  
Existing Retail: Superdrug  
5 - 9 Seven Sister's Road  
Walsingham



- 3.1 Permission is sought to change the use of the upper floors from retail (A1 Use Class) to residential accommodation (C3 Use Class) including external alterations and relocation of AC Units away from the new residential accommodation. It is not uncommon for residential accommodation to occupy the upper floors along this stretch of Seven Sisters Road. There is also a new residential block located to the north-east of the site at the junction of Bowman's Mews and Hercules Place. The principle of residential units on the upper floors at this location is therefore considered acceptable in line with policy H3 of the UDP. It is also considered that the resulting accommodation would provide acceptable floorspace standards and would meet the standards set out in the emerging Development Management Policies (Submission Document 2012) and the London Plan (2012).
- 3.2 Overall, due to the proposed materials, design and appearance it is not considered that the development would significantly impact on the architectural character of the original building and is in accordance with policies D4 and D11 of the UDP and draft policies DM1 and DM3 of the Development Management Policies (Submission Document 2012).
- 3.3 The mitigation measures, including lighting and changes to the Traffic Management Order and accommodation works including planting and maintenance works to the school grounds fronting the Mews would assist in reducing crime opportunities and antisocial behaviour. Adequate Security Measures to the new communal residential entrance situated to the rear on Bowman Mews would be provided.

#### **4. SITE AND SURROUNDING**

- 4.1 No. 5-9 is a four storey late Victorian building and has 100% site coverage at ground floor level. Whilst the second and third floor windows retain their original proportions, pattern and detailing, the ground and first floor levels present unsympathetic alterations. Although the building is of some architectural merit it is not statutorily listed nor situated within a Conservation Area. The site is occupied by retail units at ground floor and part first floor level; a residential unit at part first floor level whilst the second and third floor levels are currently vacant. Although some upper floor properties along Seven Sisters Road are in residential use the surrounding area is predominantly commercial in character. Grafton Primary School is located to the north and the new residential block to the north-east on Hercules Place is now fully occupied.

#### **5. PROPOSAL (IN DETAIL)**

- 5.1 Change of use of part first, second and third floors from retail (A1 Use Class) to create 7 self-contained residential units (2 x 1-bedroom units and 5 x 2-bedroom units) and creation of a residential communal access to Bowman's Mews; erection of a single storey access enclosure at rear first floor level; replacement of windows to front elevation; and relocation of air conditioning units behind a new Acoustic Screen to the north-eastern corner at rear first floor level.

#### **5.2 Revision 1**

- 5.3 None

#### **6. RELEVANT HISTORY:**

#### **PLANNING APPLICATIONS:**

### 3 Seven Sisters Road

- 6.1 **October 2011:** Planning application (Ref. P120014) was Submitted for Extension of first and second floors to a point approximately 2 metres in from the rear of the site. Erection of new third floor set back 0.5 metres from inside face of front parapet and extending approximately 13.5 metres down the site for use as a 1-bedroom flat. Conversion of extended first and second floors to form on each floor a 1-bedroom flat at the front of the floor and a studio flat in the rear part of the flat.

### 5 – 9 Seven Sisters Road

- 6.2 **October 2012:** Advertisement consent (Ref. P121799) Approved for the *Display of 1x internally fascia sign with illuminated letters and logo and 1x internally illuminated projecting sign.*
- 6.3 **June 2005:** Advertisement consent (Ref: P050787) Approved for the *Installation of illuminated fascia sign and projecting sign*
- 6.4 **September 1997;** Advertisement consent (Ref:971582) Approved for the *Retention of projecting box sign.*
- 6.5 **May 1987:** Advertisement consent (Ref:870177) Approved for the Installation of internally illuminated shop fascia and projecting box sign.
- 6.6 **January 1987:** Planning permission (Ref:862057) Granted for the Change of use of part basement ground and first floors from shop to Building Society office.
- 6.7 **September 1986:** Planning permission (Ref: 861158) Granted for the *Alterations to front elevation.*

### 5 - 7 Seven Sisters Road

- 6.8 **November 1998:** Advertisement consent (Ref:982061) Approved for the *Installation of internally-illuminated projecting sign and fascia sign.*
- 6.9 **September 1997:** Advertisement consent (Ref: 971582) Approved for the *Retention of projecting box sign.*
- 6.10 **May 1987:** Advertisement consent (Ref:870177) Approved for the Installation of internally illuminated shop fascia and projecting box sign.
- 6.11 **May 1987:** Planning permission (Ref:870176) Granted for Installation of new shopfront and construction of first floor rear extension.

### 9 Seven Sisters Road

- 6.12 **July 1998:** Planning permission (Ref: 980932) Granted for the *Change of use of first floor from office to two-bedroom flat.*
- 6.13 **February 1998;** Planning permission (Ref: 980024) Granted for the *Alterations to shopfront*
- 6.14 **February 1994:** Planning permission (Ref:931603) Granted for the *Installation of new shopfront and mechanical plant at rear.*
- 6.15 **February 1994:** Advertisement consent (Ref:931602) Approved for the *Installation of internally illuminated fascia and projecting signs.*

- 6.16 **August 1987:** Advertisement consent (Ref:870925) Approved for the *Installation of illuminated signs.*
- 6.17 **August 1987:** Planning permission (Ref: 870924) Granted for the *Installation of new shop front.*

**ENFORCEMENT:**

- 6.18 None

**PRE-APPLICATION ADVICE:**

- 6.19 None

**7. CONSULTATION**

**Public Consultation**

- 7.1 Letters were sent to occupants of 49 adjoining and nearby properties on Seven Sisters Road, Holloway Road, Hercules Place, Bowman's Mews, and Eburn Road. The public - consultation period for this application expired on 04 October 2012, however it is the Council's practice to continue to consider representations made up until the date of a decision. At the time of the writing of this report no responses have been received from the public with regard to the application.

**External Consultees**

- 7.2 **Metropolitan Police (Crime Prevention)** raised concerns regarding the communal residential entrance to the flats being situated at the rear of the retail premises in Bowman Mews and stated that it is an isolated inactive mews which could give a potential offender anonymity and should be repositioned to a macro active frontage.
- 7.3 It is also recommended to install access control on the communal door that leads to the flats on level one and for additional security for the cycle stands on level one, for example they could be in a secure store room with a door of enhanced security. Should the communal doors fail there would be another line of security to protect them.
- 7.4 The crime prevention officer also stated that the separate bin store is good because it helps reduce the need to access to the development, however, the doors should be robust so that the store is not used for anti-social behaviour and recommends that there is no external metal work and that the door is enhanced to security standard LPS1175 rating 2.
- 7.5 The Crime Prevention Officer sent further comments noting an LBI CCTV Camera in Bowman's Mews and a residential development in Hercules Place and stated that these will improve the surveillance and help reduce crime opportunities and anti-social behaviour and also stated that measures outlined in the agent's email sent on 21 September 2012 will assist in reducing crime opportunities.

**Internal Consultees**

- 7.6 **Conservation and Design Officer** recognised that the property is not listed nor located within a Conservation Area. Ideally, it would be better to replicate the proportions, pattern and detailing of the second floor windows. However, the approach taken with opaque and clear glazing provides reference to the proportions on the floors above.



The Conservation Officer further recommended to condition the details of materials and colour scheme to ensure the external alterations are compatible with existing.

- 7.7 **Public Protection Division (Noise Team)** The Acoustic Officer commented that the application involves new residential flats adjoining the current commercial use. There is a need for a higher standard of insulation here than approved document E. A noise control condition has been recommended. It is further commented that the application site is in a particularly noisy location. However, if planning permission is granted due to other planning policy considerations, it is advised to attach noise control conditions to protect the amenity the occupiers.
- 7.8 The Acoustic Officer also commented that the plant noise report seems reasonable enough but LBI would normally expect that the plant such as this has a character correction inline with BS4142 included. With the suggested re-positioning of the plant it is advised to attach a noise control condition.
- 7.9 **Spatial Planning and Transport** The Transport Planning Officer stated that the footways are very narrow on Hercules Place and Bowman's Mews. Access from Seven Sisters Road via Bowmans Mews is mostly without footway. The condition and width of the footways would make it difficult for anyone using a pushchair or wheelchair to access the development without using the carriageway.
- 7.10 The Transport Planning Officer noted that cycle access to the site is facilitated by the bus lanes on Seven Sisters Road which is a one way system from west to east, so cycles and other vehicles will have to approach the site from the west and exit toward the east. The provision of nine spaces for eight units meets TFL guidelines, however, the applicant should be encouraged to provide one cycle parking space for each of the proposed bedrooms in line with the emerging Development Management policies. It is also demonstrated that a further 8 secure cycles can be accommodated at rear first floor level should they be required
- 7.11 The Transport Planning Officer also commented that the door on the ground floor plan next to the front door shown as opening outwards into the public highway is assumed to facilitate access to the bin storage area. It is, therefore, recommended that the door should open inwards to avoid impeding the footway and meet the requirements of the Highways Act 1980. A condition has been attached to this effect.
- 7.12 The following recommendations were also made:
- As part of any highway re-instatement required for the scheme, the applicant should be encouraged to consider a contribution towards improving footway conditions in Hercules Place and Bowman's Mews.
  - The details of the arrangements for refuse storage and collection should be submitted and referred to Street Environment Services. A condition has been attached to this effect.
  - The rights of residents of the new units to apply for CPZ permits to be removed in line with Core Strategy policy CS10. An informative has been attached advising of this.
  - Further information on the dimensions of the cycle parking area, whether the area is covered and the type of cycle stands proposed should be provided.



- Cycle parking facilities should be step-free or at least a sizeable proportion of the whole to be provided at entrance level or to be lift accessible.

7.13 **Street Environment Division** The Highways Officer recommended that the applicant should provide Environmental contributions for design to mitigate anti-social behaviour and improve security. The main points would be lighting and possible changes to TMO's (Traffic Management Order) and accommodation works to school grounds fronting the Mews including planting and maintenance works that are essential to deterring anti-social behaviour.

## **RELEVANT POLICIES**

**8. 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**

8.1 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**

8.2 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 – Proposed Submission, October 2011

### **Designations**

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

- **Nag's Head Town Centre**

### **Supplementary Planning Guidance (SPG) / Document (SPD)**

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

## **9. ASSESSMENT**

9.1 The main issues arising from this proposal relate to:

- Principle of use
- Design
- Quality of Resulting Residential Accommodation

- Security and Access

### **Land-use**

- 9.2 It is proposed to change the use of part first, second and third floors to create 7 self-contained residential flat units. The site is occupied by a retail unit at ground floor and part first floor level; residential accommodation to part first floor level; the second and third floor levels are vacant. The change of use is not considered to conflict with policy E4 of the UDP which states such changes from business to residential use can have a positive impact by creating more homes, increasing sustainability and contributing to the regeneration of the area.
- 9.3 In line with the new residential block located to the north east of the site at the junction of Bowman's Mews and Hercules Place, and the upper floors of other buildings along this stretch of Seven Sisters Road, the principle of residential units is considered acceptable and in accordance with policy H3 of the UDP.
- 9.4 The proposal is welcome as it would bring three vacant floors back into beneficial use. This would accord with policy Env8 of the UDP which, in view of scarcity of both land and property, seeks all available resources to be used to bring vacant properties to back into use.

### **Design**

- 9.5 It is proposed to construct a single storey access enclosure at the rear of first floor level and associated alterations to provide communal residential access from Bowman's Mews; Windows would be replaced to the front elevation and air conditioning units would be relocated behind a new acoustic screen to the north-eastern corner at first floor level to the rear.
- 9.6 Overall, due to materials, design and appearance the proposed external works are considered not to significantly impact on the architectural character of the original building and is in accordance with policies D4 and D11 of the UDP and draft policies DM1 and DM3 of the Development Management Policies (Submission Document 2012).
- 9.7 Whilst, it would be desirable to replicate the proportions, pattern and detailing of the second floor windows, the approach taken with both opaque and clear glazing does provide reference to the proportions of the floors above. It is therefore considered that the new windows relate positively to the architectural character of the original building in line with policies D4 and D11 of the UDP and draft policies DM1 and DM3 of the Development Management (Submission Document 2012).

### **Neighbouring Amenity**

- 9.8 The proposed development is not considered to result in loss of light or loss of outlook to neighbouring and adjoining properties and is thereby in accordance with policy D3 of the UDP and draft policy DM1 of the Development Management Policies (Submission Documents 2012).
- 9.9 The AC Units would be located away from residential units and would be enclosed within an acoustic screen. It is considered that this would minimise any noise disturbance to nearby residential properties and accord with policy D3 of the UDP and draft policy DM1 of the Development Management Policies (Submission Documents

2012). A condition requiring the AC Units to be mounted on anti-vibration mounts and noise control conditions have been attached to protect the amenity of neighbouring properties.

### **Quality of Resulting Residential Accommodation**

9.10 The new residential accommodation would be as follows:

Level 1	1-Bed Flat	1 Person/ 1 Bed	Single Aspect	No private outdoor amenity space
Level 1	Unit 1.1	3 Persons/ 2-Bed	Dual Aspect	15.2sqm private terrace
Level 1	Unit 1.2	3 Persons/ 2-Bed	Dual Aspect	20.8sqm private terrace
Level 2	Unit 2.1	1 Persons/ 1-Bed	Dual Aspect	23.3sqm private terrace
Level 2	Unit 2.2	3 Persons/ 2 Bed	Dual Aspect	16.4sqm private terrace
Level 3	Unit 3.1	3 Persons/ 2-Bed	Dual Aspect	No private outdoor amenity space
Level 3	Unit 3.2	3 Persons/ 2-Bed	Dual Aspect	No private outdoor amenity space

9.11 All the residential units would meet the standards set out in the London Plan (2011) in terms of the floor area and the emerging Development Management Plan (2012). Concerns were initially raised regarding the internal layout and the schedule of accommodation was revised with flats 2.2 and 2.3 having been combined to create a single unit – eliminating the north facing 1 bed unit. Overall the scale and type of residential accommodation being provided is considered appropriate to the site and the area and satisfies policy CS12 Meeting the housing challenge of the Core Strategy (2011) and policies H3 (New Housing and Changes of Use to Residential), H5 (Conversions), H6 (Garden Land), H7 (Standards and Guidelines), H8/H9 (Conversion of existing properties) of the Islington Unitary Development Plan (2002); and draft policy DM12 of the emerging Development Management policies (2012).

9.12 The provision of outdoor amenity space to Units 1.1, 1.2, 2.1 and 2.2 would be consistent with draft policy DM13 of the emerging Development Management Policies Submission Document (2012) which stipulates that the minimum requirement for private outdoor amenity space is 5sqm, on upper floors and 15sqm on ground floors for 1-2 person dwellings. The Council accepts that the proposal is a conversion of an existing building and it is neither reasonable nor achievable to provide outdoor amenity space to every unit without compromising the integrity of the building. In any case the application has communal outdoor amenity space.

9.13 All units, save for one on the first floor would be dual aspect. This unit, though, would, be south facing and would receive sufficient daylight.

9.14 Noise control conditions have therefore been attached to protect the amenity of the future residential occupiers.

### **Security and Accessibility**

- 9.15 Concerns were raised regarding the communal residential entrance to the flats being situated at the rear of the retail premises in Bowman Mews which is an isolated inactive mews that could shelter potential criminal activity. To address this measures including lighting and possible changes to the TMO and planting and maintenance works to the school grounds fronting the Mews are seen as essential to deter anti-social behaviour , and would be secured through a S106 Agreement. This, along with the LBI CCTV Camera on Bowman's Mews and the residential development in Hercules Street will improve surveillance and help reduce crime opportunities and anti social behaviour. In addition, a condition is also recommended requiring access controls on the communal door that leads to the flats at first floor level and for the installation of enhanced security.
- 9.16 There is a door on the ground floor plan next to the main front entrance door shown as opening outwards into the public highway, which is assumed to facilitate access to the bin storage area. A condition has been attached requiring that the door should open inwards to avoid impeding the footway and meet the requirements of the Highways Act 1980

### **Affordable Housing and Financial Viability**

- 9.17 The proposal is for 8 residential units and therefore does not trigger the provision of affordable housing and the assessment of financial viability. It is considered that the number and size of units proposed is appropriate and the site does not have the capacity to provide 10 or more homes.

### **Highways and Transportation**

- 9.18 The applicant has advised that a cycle store could be accommodated within the building at ground floor level. This is welcome as it would allow for the cycle parking to be easily accessible and would address the security concerns raised regarding the cycle stands situated being situated in an open area at level one. A condition has been attached to ensure that this provision at ground floor level is secured.
- 9.19 An informative has also been attached to the permission advising that all new developments are car free in accordance with Policy CS10 of the Islington Core Strategy 2011.

### **Planning Obligations, Community Infrastructure Levy and local finance considerations**

- 9.20 Financial contributions were sought from the developer for design to mitigate anti-social behaviour and improve security. To summarise, contributions are towards:
- Lighting and changes to TMO's and accommodation works to school grounds including to including planting and maintenance works

### **National Planning Policy Framework and Final Balancing Exercise**

- 9.21 The proposed development brings an under utilised site back into beneficial use to provide additional housing units and therefore accords with the aims of the NPPF and promotes sustainable growth.

## **10. SUMMARY AND CONCLUSION**

### **Summary**

- 10.1 The proposal is welcome and would contribute to the Council's Housing objectives. The proposal is in accordance with policy Env8 of the UDP which, in view of scarcity of both land and property, seeks all available resources to be used and encourages vacant properties to be brought back into use as soon as is possible.
- 10.2 The mitigation measures including lighting and changes to the TMO and improvement works to the school grounds would improve surveillance and help reduce crime opportunities and anti social behaviour. This, along with the existing LBI Camera on Bowman's Mews and the residential development in Hercules Street, will improve the security to the new communal residential entrance situated to the rear on Bowmans Mews.

### **Conclusion**

- 10.3 It is recommended that planning permission be granted subject to conditions and a S106 legal agreement. Heads of terms for the reasons and details are set out in Appendix 1 - RECOMMENDATIONS.

## APPENDIX 1 – RECOMMENDATIONS

### RECOMMENDATION A

That planning permission be granted subject to the prior completion of a Deed of Planning Obligation made under section 106 of the Town and Country Planning Act 1990 between the Council and all persons with an interest in the land (including mortgagees) in order to secure the following planning obligations to the satisfaction of the Head of Law and Public Services and the Service Director Planning and Development / Head of Service – Development Management or in their absence the Area Team Leader:

That, should the **Section 106** Deed of Planning Obligation not be completed within 13 weeks from the date when the application was made valid, the Service Director Planning and Development / Head of Service – Development Management or in their absence the Area Team Leader may refuse the application on the grounds that the proposed development, in the absence of a Deed of Planning Obligation the proposed development is not acceptable in planning terms.

Alternatively, should this application be refused (including refusals on the direction of The Secretary of State or The Mayor) and appealed to the Secretary of State, Service Director Planning and Development / Head of Service – Development Management or in their absence the Area Team Leader be authorised to enter into a Deed of Planning Obligation under section 106 of the Town and Country Planning Act 1990 to secure the heads of terms as set out in this report to Committee.

### RECOMMENDATION B

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), 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 15 November 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;
- The principle of residential units on the upper floor at this location is considered acceptable inline with policy H3 of the UDP.
- Overall, due to materials, design and appearance the proposed works are considered not to significantly impact on the architectural character of the original building inline with policies D4 and D11 of the UDP and draft policies DM1 and DM3 of the Development Management (Submission Document 2012).

- The mitigation measures including lighting and changes to the TMO's and accommodation works to school grounds would assist in reducing the crime opportunities and antisocial behaviour. This in turn would improve the security to the communal residential entrance situated to the rear on Bowman Mews inline with policy D3 of the UDP and draft policy DM1 of the Development Management Policies (Submission Documents 2012).
- It is considered that the resulting accommodation would provide acceptable standards and would meet the standards set out in the emerging Development Management Policies (Submission Document 2012) and the London Plan (2012).
- Overall the scale and type of residential accommodation being provided is considered appropriate to the site and the area inline with CS12 Meeting the housing challenge of the Core Strategy (2011) and policies H3 (New Housing an Changes of Use to Residential), H5 (Conversions), H6 (Garden Land), H7 (Standards and Guidelines), H8/H9 (The Conversion Existing Property) of the Islington Unitary Development Plan (2002); draft policy DM12 of the emerging Development Management policies (2012).
- The proposed development is considered not result in loss of light or loss of outlook to neighbouring and adjoining properties inline with policy D3 of the UDP and the draft policy DM1 of the Development Management Policies (Submission Documents 2012). In addition, noise control conditions have been attached to protect the amenity the occupiers.

## RECOMMENDATION C

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:

Design and Access Statement; 110322-D100-002, 003, 008, 009, 100B, 101G, 102E, 103E, 100B, 110, 120B, 121C, 200A, 201A, 202A, 203A, 210, 220, 221; Photo-Sheets; Assessment of Air Conditioning Plant – Sharps Redmore Partnership (11 July 2012). Environmental Noise Assessment – Sharps Redmore Partnership (30 August 2012).

REASON: To comply with Section 70(1)(a) of the Town and Country Planning 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 to Match (Compliance) MA01**

CONDITION: The facing materials of the proposed works hereby approved shall match the existing building in terms of colour, texture, appearance and architectural detailing and shall be maintained as such thereafter.

REASON: To ensure that the appearance of the building is acceptable in accordance with policies: 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 of the Islington Core Strategy 2011.

**4 Sound Insulation (Details) (EH02)**

CONDITION: A scheme for sound insulation and noise control measures shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The sound insulation and noise control measures shall achieve the following internal noise targets (in line with BS 8233:1999):

Bedrooms (23.00-07.00 hrs) 30 dB LAeq, and 45 dB Lmax (fast)  
Living Rooms (07.00-23.00 hrs) 35 dB LAeq,  
Kitchens, bathrooms, WC compartments and utility rooms  
(07.00 –23.00 hrs) 45 dB LAeq

The sound insulation and noise control measures shall be carried out strictly in accordance with the details so approved, shall be implemented prior to the first occupation of the development hereby approved, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.

REASON: To secure an appropriate internal residential environment in accordance with PPG24, policy 7.15 of the London Plan 2011, policies: D3; Env17 and H3 of the Islington Unitary Development Plan 2002 and policy CS12F of the Islington Core Strategy 2011.

**5 Fixed Plant (Compliance) (EH05)**

CONDITION: The design and installation of new items of fixed plants shall be such that when operating the cumulative noise level LAeq Tr arising from the proposed plant, measured or predicted at 1m from the facade of the nearest noise sensitive premises, shall be a rating level of at least 10dB(A) below the background noise level LAF90 Tbg. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 1997.

REASON: To ensure that the operation of fixed plants do not impact on residential amenity in accordance with policy 7.15 of the London Plan 2011, policies: D3; Env17 and H3 of the Islington Unitary Development Plan 2002 and policy CS12F of the Islington Core Strategy 2011.

**6 Anti-Vibration Mounts (Compliance) EH06**

CONDITION: The fixed plants hereby approved shall be mounted on anti-vibration mounts and maintained as such thereafter.

REASON: To ensure that the resulting fixed plants do not have an unacceptable

impact on neighbouring residential amenity in accordance with policy 7.15 of the London Plan 2011, policies: Env17 and D3 of the Islington Unitary Development Plan 2002.

**7 Sound Insulation Between Different Uses (Details) (EH03)**

Full particulars and details of a scheme for sound insulation between the proposed residential accommodation and the commercial use of the building shall be submitted to and approved in writing by the Local Planning Authority prior to superstructure works commencing on site.

The sound insulation and noise control measures shall be carried out strictly in accordance with the details so approved, shall be implemented prior to the first occupation of the development hereby approved, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.

**8 Refuse/Recycling Provided (Compliance) EH15**

CONDITION: The dedicated refuse / recycling enclosure(s) shown on drawing no. 110322-D100-100B, 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.

**9 Bin Store doors shall open inwards**

CONDITION: Notwithstanding the approved drawings the bin store door shall open inwards and shall be enhanced to security standard LPS1175 Rating 2 and shall be permanently maintained as such thereafter.

REASON: In the interest of vehicular and pedestrian safety in compliance with policy: D3 of the Islington Unitary Development Plan 2002 and to ensure that the security details relating to the residential communal entrances are appropriate and adequately secure of the development in accordance with policies: 7.2 and 7.3 of the London Plan 2011 and policies: Env12; D3 and D4 of the Islington Unitary Development Plan 2002.

**10 No new external metal works to rear ground floor level**

CONDITION: Notwithstanding the approved drawings there shall be no new external metal works to rear ground floor level and the new bin store door

REASON: To ensure that the security details relating to the residential communal entrances are appropriate and adequately secure of the development in accordance with policies: 7.2 and 7.3 of the London Plan 2011 and policies: Env12; D3 and D4 of the Islington Unitary Development Plan 2002.

**11 Cycle Parking Provision**

CONDITION: The development hereby approved shall not commence until the details of no less than 9 cycle spaces located within the building at ground floor level

are submitted to and approved in writing by the Council as the Local Planning Authority. They shall then be installed as approved prior to the use of the new residential units 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.

### **List of Informatives:**

- 1        **S106**  
SECTION 106 AGREEMENT  
You are advised that this permission has been granted subject to a legal agreement under Section 106 of the Town and Country Planning Act 1990.
  
- 2        **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.
  
- 3        **All new development are car free**  
Informative: IMPORTANT NOTE TO POLICY CHANGE: 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.

## 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

##### **1 Context and strategy**

Policy 1.1 Delivering the strategic vision and objectives for London

##### **2 London's places**

Policy 2.1 London in its global, European and United Kingdom context

Policy 2.2 London and the wider metropolitan area

Policy 2.3 Growth areas and co-ordination corridors

Policy 2.5 Sub-regions

Policy 2.9 Inner London

Policy 2.10 Central Activities Zone – strategic priorities

Policy 2.11 Central Activities Zone – strategic functions

Policy 2.12 Central Activities Zone – predominantly local activities

Policy 2.13 Opportunity areas and intensification areas

Policy 2.14 Areas for regeneration

Policy 2.15 Town centres

##### **3 London's people**

Policy 3.1 Ensuring equal life chances for all

Policy 3.3 Increasing housing supply

Policy 3.4 Optimising housing potential

Policy 4.8 Supporting a successful and diverse retail sector

Policy 4.9 Small shops

Policy 4.10 New and emerging economic sectors

Policy 4.11 Encouraging a connected economy

Policy 4.12 Improving opportunities for all

##### **5 London's response to climate change**

Policy 5.1 Climate change mitigation

Policy 5.2 Minimising carbon dioxide emissions

Policy 5.3 Sustainable design and construction

Policy 5.4 Retrofitting

Policy 5.7 Renewable energy

Policy 5.8 Innovative energy technologies

Policy 5.9 Overheating and cooling

Policy 5.10 Urban greening

Policy 5.11 Green roofs and development site environs

Policy 5.13 Sustainable drainage

##### **6 London's transport**

Policy 6.1 Strategic approach

##### **7 London's living places and spaces**

Policy 7.1 Building London's

Policy 3.5 Quality and design of housing developments	neighbourhoods and communities
Policy 3.6 Children and young people's play and informal recreation facilities	Policy 7.2 An inclusive environment
Policy 3.7 Large residential developments	Policy 7.3 Designing out crime
Policy 3.8 Housing choice	Policy 7.4 Local character
Policy 3.9 Mixed and balanced communities	Policy 7.6 Architecture
	Policy 7.13 Safety, security and resilience to emergency
	Policy 7.15 Reducing noise and enhancing soundscapes

#### **4 London's economy**

Policy 4.1 Developing London's economy  
 Policy 4.2 Offices  
 Policy 4.3 Mixed use development and offices  
 Policy 4.7 Retail and town centre development

#### **8 Implementation, monitoring and review**

Policy 8.1 Implementation  
 Policy 8.2 Planning obligations  
 Policy 8.3 Community infrastructure levy  
 Policy 8.4 Monitoring and review for London

### **B) Islington Core Strategy 2011**

#### **Spatial Strategy**

**Policy CS3** (Nag's Head and Upper Holloway Road)

#### **Strategic Policies**

**Policy CS9** (Protecting and Enhancing Islington's Built and Historic Environment)  
**Policy CS10** (Sustainable Design)  
**Policy CS11** (Waste)  
**Policy CS12** (Meeting the Housing Challenge)  
**Policy CS13** (Employment Spaces)  
**Policy CS14** (Retail and Services)

### **C) Islington Unitary Development Plan (2002)**

#### **Environment Policies:**

**Env4** (Improvement Works)  
**Env5 & 6** (Protecting Trees)  
**Env9 & 10** (Street Furniture, Paving and the Streetscene)  
**Env12** (Community Safety)  
**Env15** Small Children and their Carers)  
**Env16 & 17** (Protection of Amenity)  
**Env24** (New Wildlife Habitats)  
**Env37** (Waste and Recycling)

#### **Economic Regeneration Policies:**

**E1 & 2** (Business Development)  
**E3** (Mixed Use in Business Schemes)  
**E13** (Protection of Premises for Small Firms and Opportunities for Business

#### **Housing Policies:**

**H3** (New Housing and Changes of Use to Residential)  
**H7** (Standards and Guidelines)  
**H10** (New Development)

#### **Sustainable Transport Policies:**

**T18** (Parking and Traffic Restraint)  
**T32** (On-Street Servicing)  
**T34** (Cycle Parking)  
**T45** (Land Use Planning)  
**T46** (Design Issues)  
**T47** (Streetscape)  
**T49** (Meeting the Needs of People with Mobility Problems)  
**T52** (Facilities for Cyclists)

Start-Ups)

T55 (New Development)

**Shopping & Town Centres Polices:**

**S27** (New Retail Developments Serving Local Needs)  
**S29** (Access to Shops)

**Implementation Policies:**

**Imp5** (Mixed Use)  
**Imp6** (Efficient Use)  
**Imp13** (Community Benefits)

**Conservation and Design Policies:**

**D3** (Site Planning)  
**D4** (Designing in Context)  
**D11** (Alterations and Extensions)

**3. Emerging Policy Documents**

**A) Islington's Development Management Policies – Proposed Submission, October 2011**

The Proposed Submission of Islington's *Development Management Policies*, went out to consultation in October 2011 and this process was completed on 12 December 2011. Following this amended drafts of these documents were produced and a further round of public consultation commenced on 8th May 2012. The final drafts of these documents will be submitted to the Planning Inspectorate for Independent Examination later in the year. These documents whilst not adopted, give an indication of the Council's approach to sustainable development proposals for the next 15 years, a spatial approach to the Bunhill and Clerkenwell areas as well as particular site allocations. The emerging policies are a material planning consideration.

**Design and Heritage**

**DM1** Design  
**DM2** Inclusive Design  
**DM3** Heritage

**DM43** Sustainable design standards  
**DM44** Heating and cooling

**Health and open space**

**DM38** Landscaping, trees and biodiversity

**Transport**

**DM45** Movement hierarchy  
**DM46** Managing transport impacts  
**DM47** Public transport  
**DM48** Walking and cycling  
**DM49** Vehicle parking  
**DM50** Delivery and servicing for new developments

**Energy and Environmental Standards**

**DM40** Sustainable design and construction statements

**Infrastructure**

**DM51** Infrastructure  
**DM52** Planning obligations

**4. Planning Advice Note/Planning Brief**

A Planning Advice Note/ Planning Brief title was published on date , this note/brief aims to

**5 Designations**

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

- -

## 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**
- **Inclusive Landscape Design**
- **Planning Standards Guidelines**
- **Planning Obligations and S106**
- **Urban Design Guide**

London Plan

- **Accessible London: Achieving and Inclusive Environment**
- **Housing**
- **Sustainable Design & Construction**



