



PLANNING SUB-B COMMITTEE
Date: 4th July 2013

AGENDA ITEM NO: B5
NON-EXEMPT



Application number	P2013/1072/LBC
Application type	Full Planning Application
Ward	St Mary's
Listed building	Grade II* Listed Building
Conservation Area	St Mary Magdalene
Licensing Implications	None
Site Address:	Store A - C, St Mary Magdalene Gardens, Holloway Road, London, N7 8LT
Proposal	Listed Building Consent application in connection with the conversion, extension and alteration of the existing buildings to provide a school (Class D1) and two residential dwelling houses (Class C3).

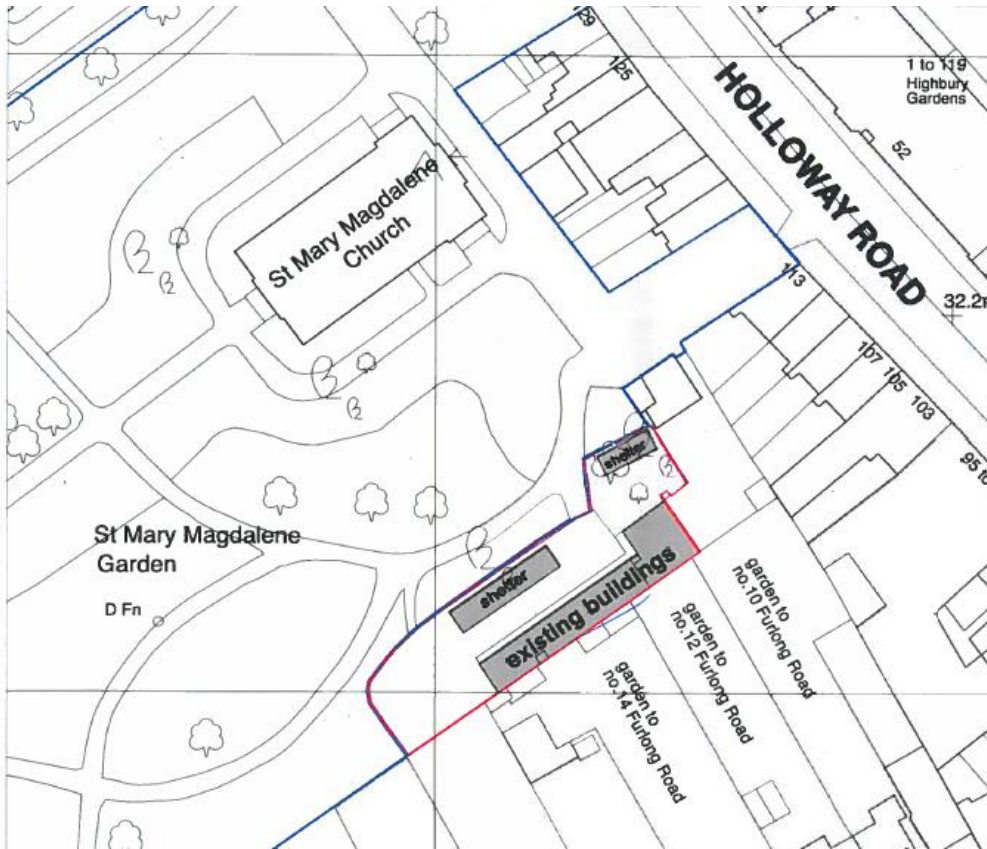
Case Officer	Nathaniel Baker
Applicant	St. Mary Magdalene's Academy & St. Mary Magdalene's Church
Agent	Mr Bob Woodman (DP9)

1. RECOMMENDATION

The Committee is asked to resolve to **GRANT** listed building consent:

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

2. SITE PLAN (site outlined in red)



3. PHOTOGRAPHS OF SITE

Coroner's Court:



Mortuary Building:



View from within park:



SUMMARY

4. Listed building consent is sought for the conversion, extension and alteration of the existing listed buildings to provide a school for pupils with Autistic Spectrum Disorder (ASD) and two residential dwellings. The school use would be located on the west side of the site and would encompass the listed Mortuary buildings and two proposed extensions, providing facilities for up to 36 pupils. The school would form part of the St

Mary Magdalene Academy located on Liverpool Road to the west of the site. The two residential units would be located at the eastern end of the site and would comprise of extensions to the Coroner's Court and the Mortuary Building.

- 4.2 The site is currently used by the Council's Parks Department for the storage of vehicles and goods, whilst also forming an informal workshop and storage space. The site also includes two large metal sheds, a high level surrounding fence and the listed buildings. Whilst falling within designated Public Open Space, the site has historically been in separate use to the park and is physically separated. Furthermore, the site is inaccessible to public users of the park and is wholly covered by built form and hardstanding. The change of use to a school, which is encouraged by both the London Plan and Local policy, and the residential use are acceptable.
- 4.3 The proposed extensions would introduce a contemporary design to the site that would not compete with the listed buildings, but would be subordinate to and compliment the setting of these important heritage assets through the use of appropriate design features. Together with the re-use of the listed buildings and the heritage benefits, the proposal would represent a high quality design that would not detract from the character and appearance of the conservation area, the setting of the listed buildings or negatively impact upon the amenity and functionality of the open space.
- 4.4 Overall it is considered that the proposed development at the site would enhance the character and appearance of the listed buildings and would not detract from the setting of the neighbouring listed buildings.

5. SITE AND SURROUNDING

- 5.1 The site is located within the south eastern corner of St Mary Magdalene Gardens and backs onto the rear gardens serving the properties forming the northern side of Furlong Road. Immediately to the east of the site is a two storey dwellinghouse set within the park grounds and beyond this a four storey terraced row of properties fronting onto Holloway Road.
- 5.2 St Mary Magdalene's Church, a Grade II* Listed building is set on the east side of the park, to the north of the site and dominates views within the park. The site incorporates a two storey brick building with a pitched slate roof, originally in use as a coroner's court and an adjoined row of single storey buildings with hipped to flat crown roofs which were used as a mortuary. Whilst the site is separated from the park, these buildings are depicted and referenced on the 2nd Edition (1894) O.S. Map and formed ancillary buildings to the church and as such form a listed curtilage building. In addition to these buildings there are two open fronted metal shed buildings backing onto the northern edge of the site, large metal fencing surrounding the site and large extents of concrete and paved hardstanding. Whilst, the listed buildings at the site are in a state of disrepair, much of the original fabric still remains and these buildings are currently being used for storage and as workshops associated with the church and the Council's Park's Department. The western end of the site has been separated by a high metal fence creating a separate area currently being used by the Council's Parks Department for the storage of materials and vehicles and accessed via a vehicular access on the western corner of the site. The main access to the site is located at the eastern end, with a broad pedestrian/vehicular access way leading from a gated access off of Holloway Road to this.

- 5.3 The northern boundary of the site is formed by a high metal fence with a number of mature trees and shrubs beyond this. To the south the site boundary is formed by the former Coroner's Court and Mortuary buildings and a high level brick wall at the western most projection of the site.
- 5.4 The site is located within the St Mary Magdalene Conservation Area and also forms part of the Highbury Corner and Holloway Road key Area. The site also falls within the designated St Mary Magdalene Gardens which constitutes Open Space and is immediately adjacent to the boundary of the St Mary Magdalene Gardens Site of Importance for Nature Conservation (SINC) of Local importance. To the south of the site the properties forming the northern side of Furlong Road are Grade II listed.

6. PROPOSAL (IN DETAIL)

- 6.1 The proposal is for the redevelopment of the site to provide a new school annexe to St Mary Magdalene's Academy (SMMA) for up to 36 students with Autistic Spectrum Disorder (ASD) and the provision of two dwellinghouses.
- 6.2 The proposed school would consist of the conversion of part of the Mortuary building, its extension and the erection of a single storey building across the front of the site with a glazed canopy adjoining all of the school buildings. The school would be accessed via a proposed access leading from the pedestrian footway immediately to the north of the site and the existing access on the north west corner of the site would be retained.
- 6.3 The extension to the west of the Mortuary building would have brick elevations, involving the rebuilding of the boundary wall to the rear of the site and would measure 17 metres in width by 5.3 metres in depth and would have a green roof with a parapet surround at a height of 3.1 metres, when measure from the site. The flat roof would also incorporate a dual ridge 'saw-tooth' roof incorporating glazing on the north facing slope and photovoltaic panels on the south facing slope which would measure 15.9 metres in width by 4 metres in depth with the two ridges projecting 0.65 metres above the level of the parapet.
- 6.4 The proposed buildings to the front of the site would be single storey and would have a green roof with a parapet surround at a height of 3.1 metres when measure from inside the site. The buildings would project 26.2 metres across the front of the site, broken by the school entrance with a glazed canopy over and would have a depth of 5.2 metres with a flat roof and a single ridge 'saw-tooth' roof on each side of the canopy. The eastern most extent of this building would form part of the proposed two bedroom dwelling.
- 6.5 A glazed canopy would run from the entrance to the school between the two buildings at the front of the site, south to meet the Mortuary building before projecting across almost the entire width of the resultant school building with a depth of 1.5 metres and set just below the eaves of the Mortuary building.
- 6.6 The proposed extension to the Coroner's Court would be constructed from facing brickwork and would have a green roof with a parapet surround. The proposed extension would measure a maximum of 7.3 metres in width and 8 metres in depth and would have a maximum height of 3.1 metres, with the glazed link at 2.9 metres in height.
- 6.7 The two proposed dwellings would be located at the eastern end of the site and accessed via a gate across the existing access to the site leading to a shared courtyard.

The larger of the two properties would consist of the conversion of the Coroner's Court building and the erection of a single storey extension connected via a glazed link, and would provide a three bedroom dwelling. The smaller of the two properties would consist of the conversion of part of the Mortuary buildings with a glazed link to a single storey extension incorporating two bedrooms before being separated to form part of the school.

- 6.8 A shared bin store and two sets of cycle stands would be located within the shared courtyard.
- 6.9 A boundary fence would extend around the north, east and west sides of the site and would have a maximum height of 2.5 metres.
- 6.10 The proposal details a number of works to the Coroner's Court and Mortuary buildings. These include the enlargement and replacement of two windows in both side elevations of the Coroner's Court, the replacement of windows throughout the listed buildings, the repair and replacement of brickwork, roof slates and guttering, the insertion of three rooflights in the flat roofs of the Mortuary buildings and a number of internal works to the properties not fully detailed in the submission.

Revision 1

- 6.11 Amended plans were received on 31st May 2013 which detailed:
- the provision of an additional cycle parking space,
 - the alteration of footprint and layout of the Coroners Court resulting from the altered glazed link leading directly into the main entrance of the building, and
 - internal alterations to adhere with flexible homes standards.

7. RELEVANT HISTORY:

PLANNING APPLICATIONS:

- 7.1 P2013/1071/FUL - Conversion, extension and alteration of the existing buildings to provide a school (Class D1) and two residential dwelling houses (Class C3).

ENFORCEMENT:

- 7.2 A review of the Council's planning enforcement records for this site has revealed the following cases:

E/2013/0398: 'Unauthorised Fencing'. This case was closed on 24/06/2013, as no breach of planning control was found to have occurred, the fence is considered to be Permitted Development, it was temporary and is to be removed imminently.

E11/05984: Unauthorised building works (cycle stands). This case was closed on 14/12/2011, as no breach of planning control was found to have occurred.

E12/06053: Unauthorised Notice Board. This case was closed on 20/03/2012, as no breach of planning control was found to have occurred.

8. CONSULTATION

Public Consultation

- 8.1 Letters were sent to occupants of 386 adjoining and nearby properties at Holloway Road, Liverpool Road, Morgan Road, Furlong Road, Madras Place and Fieldway Crescent on 15th April 2013. A site notice was placed at the site and the application advertised on 18th April 2013 and following public interest a further three site notices were placed in and around the park on 30th April 2013. The public consultation of the application therefore expired on 9th May 2013, 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 responses from 25 addresses (two of which stating it represents the Friends of St Mary Magdalene Gardens) had been received from the public with regard to the application. Of these responses, 20 raised objection and 5 supported the proposal. In addition, two petitions in support of the application have been received, with a total of 186 signatures; these petitions relate to support for the proposal to building a new school for children on the autistic spectrum on this site.

The issues raised can be summarised as follows (with the paragraph numbers that provides response to each issue in brackets):

Objections (20 objections)

- 8.3
- Some properties were not notified during the applicant's notification. (See Para 8.1)
 - Concern regarding placement of site notices. (See Para 8.1)
 - Solar panels have an overly industrial appearance/not appropriate in the conservation area, listed building or the park. (See Para 10.2 – 10.8 and Para 10.20 – 26 of full application)
 - The solar panels would glare/reflect light. (See Para 10.38 and 10.39 of full application)
 - Solar panels are tokenism, their angle and the tree cover would mean that they will not work efficiently. (See Para 10.60, 10.61, 10.62 and 10.63 of full application)
 - School would be highly visible in views from properties along Furlong Road (See Para 10.37- 10.40 of full application)
 - How will the wall at the west of the site be rebuilt, will neighbouring plants be damaged and what height will the wall be on the Furlong road side. (See Para 10.21 and 10.22 of full application)
 - Concern over total number of school users/staff and potential disruption. (See Para 10.9. 10.50 and 10.51 of full application)
 - The sensory garden would be a playground. (See Para 10.48 of full application)
 - The proposed buildings would not be in keeping with the listed building, conservation area or setting of the park. (See Para 10.2 – 10.9 and Para 10.24 and 10.26 of Full Application)
 - There should be no loss of park space. (See Para 10.20, 10.21 and 10.22 of full application)
 - Applicants suggest the site is not park of the park (see Para 10.17 – 10.19 of full application)
 - The proposal will result in the listed buildings being obscured from the park. (See Para 10.2 – 10.9 and Para 10.20 - 10.26 of full application)
 - There is no explanation for the two dwellings. (See Para 10.13, 10.14, 10.15 and 10.26 of full application)
 - Security concerns for the properties along Furlong Road both during construction and when in use. (See Para 8.15 of full application)
 - There is no requirement for the school. (See Para 10.8 of full application)

- There are more suitable sites available in the locality for the school. (See Para 10.10 and 10.12 of full application)
- There are facilities with pupils with ASD within the borough. (See Para 10.8 of full application)
- Concern regarding the access/entrance to the park after it has closed. (See Para 10.53 of full application)
- Concern regarding vehicles coming to the site, the movement of pupils between school buildings and the existing travel arrangements at the Academy. (See Para 10.49, 10.50, 10.51, 10.52, 10.53 and 10.54 of full application)
- No trees/shrubs should be removed. (See Para 10.45, 10.46, 10.47 and 10.48 of full application)
- Concern over the lighting within the park. (See Para 10.67 of full application)
- The proposal should not disturb wildlife in the gardens (See Para 10.28 and 10.29 of full application)
- The construction would cause disruption and potential damage to the park and the environment. (See Para 10.45 of full application)
- An Environmental Impact Assessment has not been carried out. (See Para 10.27 of full application)
- The site should be used as a museum. (See Para 10.68 of full application)
- Have emergency services commented. (See Para 8.16 of full application)
- Facility should be housed in St Davis Church permanently (See Para 10.69 of full application)
- Two residential properties are considered to be enabling development which will facilitate the further erosion of St Mary Magdalene Gardens / Churchyard (See Para 10.70 and 10.71 of full application)
- It is site cramming (See Para 10.35 of full application).

Support (5 Support):

- 8.4
- Support for the use of the building for pupils with ASD.
 - No objection provided the external areas and façade of the Coroner's Court are retained and the new structures blend with the original buildings. (See Para 10.21 of Full Application)
 - The proposal will not negatively impact upon the gardens and will enhance the boundary of the gardens. (See Para 10.21 of Full Application)
 - The proposal is sympathetic and would convert a run-down listed building into an attractive addition.
 - The educational needs of 36 autistic pupils outweigh the loss of 3 trees.
 - The school would provide a much needed resource in the Borough. (See Para 10.8 of Full Application)
 - The trees to be removed are viewed as weeds and three trees were removed from the park last year as general maintenance.
 - The oldest trees are in the middle of the park.
 - The school use presents a good opportunity for children to engage with helping to maintain the gardens which is a mandate of Greenspace.
 - There should be a budget in place to ensure that any planting removed will be put back again. (See Para 10.46 of Full Application)
 - Vehicle traffic in the park will be reduced from the parks use.

Internal Consultees

8.5 Conservation and Design:

The development will enable a group of currently disused curtilage listed buildings to be sensitively reused and will result in both public and heritage benefits, in accordance with national and local planning policy.

The buildings are located within the grounds of the Grade II* St. Mary Magdalene Church and were built c.1874 as the Coroners Court and mortuary buildings, ancillary to the church. They were purpose built by T Linfield at a total cost of £640 and comprised a Coroners Court, a mortuary of infectious diseases, a general mortuary, 2 waiting rooms and a post-mortem room. All of the buildings remain much of their external character. Internally, some panelling and tiling survives in the Coroners Court and one of the mortuary buildings, otherwise they are utilitarian in form.

The buildings are built of yellow stock brick with natural slate covered roofs and are typical of the utilitarian light industrial pattern book architecture of the Victorian period, similar to hospital and railway buildings. All of the historic buildings are significant; the shed/garage structures proposed for demolition are not significant. The special interest of the buildings is derived from their surviving historic fabric, architectural design which is utilitarian and typical of the period, for their group value and historic association with the church. The buildings have been unoccupied for many years but appear largely structurally sound.

The proposals are for the conversion of the existing buildings to part school/ part residential use, for the erection of new buildings of modern design as replacements to the existing shed/garage structures and the addition of a new block linked to the Coroners Court.

The original proposals submitted have been revised to improve the design and siting of the glazed link between the former Coroners Court and the new detached residential block. The new residential block is single storey and is sited to ensure views of the Coroners Court remain visible from the churchyard. The glazed link between the listed building and the new block shall be conditioned to ensure this is fully glazed to limit the visual impact on the appearance and setting of the listed buildings. The surround to the original Coroners Court entrance will be restored. The former Coroners Court building retains original wainscot panelling and cornices internally, which will be protected by condition. A mezzanine already exists internally and it is proposed to improve the existing situation by replacing it with fully glazed panelling and a lightweight staircase. The original chimneybreast will remain visual apparent.

The use of the mortuary buildings allows the internal layouts to remain virtually unaltered in terms of subdivision. The proposals also seek to retain the roof timbers exposed but further details are required in terms of retaining these and satisfying Building Regulations.

The installation of a glazed canopy within the courtyard to provide weather protection for the children is acceptable in principle but will be subject to detailed design and detailing.

The new school buildings proposed along the north western edge of the site are single storey, of modern design and will improve the setting of the curtilage listed buildings. Whilst this will provide a more solid edge to the development site, the perforated brickwork and the main entrance to the school will break the solidity of the wall and the

proposed modern style of fencing surrounding the site will improve the setting of the church and the curtilage listed buildings.

Whilst the development proposals will result in a greater degree of development within the setting of the Grade II* listed church, the sensitive reuse of the buildings, which have been unoccupied for some time, is a heritage and public benefit which accords with the NPPF in achieving sustainable development.

External Consultees

8.6 English Heritage:

This application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

8.7 Diocese of London

A letter has been received from the Diocese of London providing details of their consultation and confirming that there are no burials in the land affected by the proposed scheme.

9. RELEVANT POLICIES

9.1 **Details of all relevant policies and guidance notes are attached in Appendix 3. This report considered the proposal against the following development plan documents.**

National Guidance

9.2 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

9.3 The Development Plan is comprised of the London Plan 2011, Islington Core Strategy 2011 and Islington Unitary Development Plan 2002. The policies of the Development Plan that are considered relevant to this application are listed at Appendix 2 of this report.

Emerging Local Development Framework Policy Documents

9.4 Islington's Development Management Policies – (Submission) June 2012

The relevant emerging local Development Framework policies to this application are listed in Appendix 2 of this report.

Designations

9.5 The site has the following designations under the London Plan 2011, Islington Development Plan:

- St Mary Magdalene Conservation Area
- Article 4(2) St Mary Magdalene
- Grade II* Listed (curtilage) Building
- Open Space
- Adjacent to SINC

Supplementary Planning Guidance (SPG) / Document (SPD)

9.6 The SPGs and/or SPDs which are considered relevant are listed in Appendix 3.

10. ASSESSMENT

10.1 The main issues arising from this proposal relate to:

- Impact upon the listed building
- Impact upon the setting of the listed building

Listed Building Considerations

10.2 The proposed extension running along the northern edge of the site would replace an existing metal shed building in a similar location and would align with the western edge of the listed Mortuary building. Whilst this building would then form the northern site boundary and would introduce a brick wall at a height of 3.1 metres, this elevation would be visually broken up by the recessed school entrance with a glazed canopy over, entrance gates and brick window detailing, whilst the trees to the north of the boundary would provide a high level of screening to this building. This extension would link to the Mortuary building via a glazed canopy which then runs along the full length of the internal courtyard elevation of the school.

10.3 The extension to the Mortuary building would project from the west elevation of the listed building up to the site boundary and consists of the demolition and rebuilding to a higher level of a high rear wall on the south boundary, the use of floor to ceiling height glazing in the north elevation and a 'saw-tooth' ridge projection over the green roof providing photovoltaic panels and rooflights. The parapet roof surround would project out from the eaves height of the listed buildings and when taken with its predominantly glazed nature and the replacement of an existing high wall, the proposed extension would appear as a subordinate contemporary addition to the listed building. The glazed canopies should be constructed using seamless glazing, and will be secured by condition, ensuring the subordinate design of the extension. A further glazed link between the residential element of the extension and listed building is detailed to have an obscurely glazed east elevation. Whilst this would be beneficial to the privacy of the occupiers, it would add to the visual bulk of the link and detract from the setting of the listed building. As such, a condition will be added to ensure this retains its open glazed design.

10.4 The works to the Mortuary building consists of the repair of facing brick work, the roofs and other small scale refurbishment works, the removal of light fixings and signage and the replacement of windows and doors where required to ensure the buildings are brought back into full use. Rooflights would be introduced to the sunken flat crown over the three lower level roofs, providing natural lighting to these spaces and opening the

historic vaulted ceilings. The proposed works to the listed Mortuary building would enhance the appearance of these buildings, reinstating original features and bringing them back into a permanent use.

- 10.5 With regard to the Coroner's Court building, again this would be refurbished and brought back into a permanent use, restoring four original sash window openings in the side elevations. The proposed extension to this building would be similar to the two larger extensions, incorporating brick elevations and a green roof behind a parapet. The proposed extension to the Coroner's Court would be set forward and partially to the side of the listed building with a glazed link leading into the original doorway. This allows for views of the listed building to be maintained through the existing site access and for the front elevation of the listed building to be read as originally intended.
- 10.6 The proposed extensions and use of the site would ensure that the listed buildings are brought back into permanent use and are refurbished to an appropriate level, both retaining and restoring important original features. The proposed extensions would introduce a contemporary design to the site that would not compete with the listed buildings, but would be subordinate to and compliment the setting of these important heritage assets through the use of appropriate design features.
- 10.7 The proposed fencing would largely replace the existing high level utilitarian designed metal fencing. Although it would not be as open as existing, the proposed fencing would incorporate a semi-transparent design, reducing its massing. The proposed fencing and planting within the site would clearly delineate the two uses of the site, introduce a level of uniformity to the site that is currently lacking and due to its semi-transparent design allow glimpses into the site.
- 10.8 Concern has been raised with regard to the openness of the park, the impact on the conservation area and that views of the listed buildings would be restricted. Although introducing extensive additional built form across the site, the proposed additions to the site would all be set at a low level, would incorporate design features to break up the building frontage onto the park and represents a high quality design. In addition to this, the proposal would provide a number of heritage benefits, which are set out above, and would be partially screened by the extensive vegetation and mature trees around the site. As such, whilst the proposal would undoubtedly reduce some views of the listed buildings, for the reasons set out above, the proposal would enhance the character and appearance of these buildings and the setting of St Mary Magdalene Church.
- 10.9 Full details of the internal works have not been submitted with the application. Accordingly a condition is recommended requiring details of the internal works to be submitted to and approved in writing prior to commencement of work on site.

National Planning Policy Framework and Final Balancing Exercise

- 10.10 The scheme complies with the provisions of the NPPF and local policy, and is in accordance with statutory and material considerations

11. SUMMARY AND CONCLUSION

Summary

- 11.1 In accordance with the above assessment, it is considered that the proposed development is consistent with the policies of the London Plan, the Islington Core

Strategy, the Islington Unitary Development Plan and associated Supplementary Planning Documents, and should be approved accordingly.

Conclusion

- 10.2 It is recommended that listed building consent be granted subject to conditions and 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 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 4th July 2013.
- The proposed works will not involve loss of any significant historic fabric, nor will they cause harm to the historic plan form and retained fabric or visual amenity, therefore, the proposal will not adversely affect the special architectural or historic interest of the listed building.
- Subject to compliance with conditions, the proposal is, therefore, considered to satisfy the objectives of the above mentioned policies, in particular policy 12 of the National Planning Policy Framework 2012 which seek to conserve and enhance the historic environment, policy 7.8 of the London Plan 2011 which seeks to sustain and enhance the significance of heritage assets and policy CS9 of Islington's Core Strategy 2011 which seeks to protect and enhance Islington's built and historic environment.

RECOMMENDATION B

That the grant of listed building consent be subject to **conditions** to secure the following:

List of Conditions:

1	Commencement CONDITION: The works hereby permitted shall be begun not later than three years from the date of this consent. REASON: To comply with the provisions of Section 18(1)(a) of the Planning (Listed Buildings and Conservation Areas) 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: E001, E002, E100, E101, E102, E110, E111, E112, E113, E114, E115, E120, E121, P002, P110, P100 Rev A, P101 Rev A, P102 Rev A, P111 Rev A, P112 Rev A, P113 Rev A, P114 Rev A, P115 Rev A, P120 Rev A, P121 Rev A, P122 Rev A, P123 Rev A, Swept Path Analysis (001), Design and Access Statement, Planning Statement, Transport Statement, Arboricultural Assessment and Tree Protection

	<p>Method Statement, Structural Stage D Report issue 1, Sustainability Statement, BRUKL Output Document and BREEAM Domestic Refurbishment 2012 Pre-Assessment Estimator.</p> <p>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.</p>
3	Internal Fabric
	<p>CONDITION: Notwithstanding the approved plans, no consent is granted for the removal or upgrading of any internal historic fabric of the curtilage listed buildings. Full details of the proposed upgrading of the internal fabric, including timber panelling, plasterwork, tiling and roof timbers, shall be submitted to the Council and agreed in writing prior to any works commencing on site. The development shall be carried out strictly in accordance with the details so approved and retained for the life of the development.</p> <p>Reason: To ensure that the appearance of the listed building is acceptable in accordance with policies 7.4, 7.6 and 7.8 of the London Plan 2011, policies D4 and D11 of the Islington Unitary Development Plan 2002, policy CS9A and B of the Islington Core Strategy 2011 and policies DM1 and DM3 of the Islington Development Management Policies (Submission June 2012).</p>
4	Mezzanine Floor
	<p>CONDITION: Notwithstanding the approved plans, further details of the new mezzanine glazing system and new staircase within the former Coroners Court shall be submitted to the Council and approved in writing prior to any works commencing on site.</p> <p>Reason: To ensure that the appearance of the listed building is acceptable in accordance with policies 7.4, 7.6 and 7.8 of the London Plan 2011, policies D4 and D11 of the Islington Unitary Development Plan 2002, policy CS9A and B of the Islington Core Strategy 2011 and policies DM1 and DM3 of the Islington Development Management Policies (Submission June 2012).</p>
5	Repair/Restoration of Entrance to Coroners Court
	<p>CONDITION: Notwithstanding the approved plans, detailed drawings showing the extent of the repair and restoration works to the principal entrance to the former Coroners Court shall be submitted.</p> <p>Reason: To ensure that the appearance of the listed building is acceptable in accordance with policies 7.4, 7.6 and 7.8 of the London Plan 2011, policies D4 and D11 of the Islington Unitary Development Plan 2002, policy CS9A and B of the Islington Core Strategy 2011 and policies DM1 and DM3 of the Islington Development Management Policies (Submission June 2012).</p>
6	Cleaning
	<p>CONDITION: No permission is hereby granted for cleaning of masonry, other than a gentle surface clean using a nebulous water spray. Should an alternative method of cleaning be proposed, no cleaning of masonry shall take place unless and until full details of the alternative method has been submitted to and approved in writing by the Local Planning Authority. In the event of an alternative method for the cleaning</p>

	<p>of masonry being approved the development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.</p> <p>Reason: To ensure that the appearance of the listed building is acceptable in accordance with policies 7.4, 7.6 and 7.8 of the London Plan 2011, policies D4 and D11 of the Islington Unitary Development Plan 2002, policy CS9A and B of the Islington Core Strategy 2011 and policies DM1 and DM3 of the Islington Development Management Policies (Submission June 2012).</p>
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LIST OF INFORMATIVES

1	<p>Positive Statement</p> <p>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.</p> <p>A pre-application advice service is also offered and encouraged.</p> <p>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.</p> <p>The LPA delivered the decision in a timely manner in accordance with the requirements of the NPPF.</p>
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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

- 7 London's living places and spaces
- Policy 7.4 Local character
- Policy 7.5 Public realm
- Policy 7.6 Architecture
- Policy 7.8 Heritage assets and archaeology
- Policy 7.9 Heritage-led regeneration

B) Islington Core Strategy 2011

Spatial Strategy

Policy CS4 (Highbury Corner and Holloway Road)
Policy CS8 (Enhancing Islington's Character)

Strategic Policies

Policy CS9 (Protecting and Enhancing Islington's Built and Historic Environment)

C) Islington Unitary Development Plan (2002)

Conservation and Design Policies:

D3 (Site Planning)
D4 (Designing in Context)
D6 & 7 (Landscape and Public Facilities)
D8 (Boundary Walls, Paving and Street Furniture)
D17 (Local Views)
D22 (New Development)
D24 (Materials)

3. Emerging Policy Documents

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

B) Finsbury Local Plan – Submission, June 2012

C) Site Allocations Document – Submission, June 2012

As part of the independent examination of the draft Development Management Policies, Site Allocations and Finsbury Local Plan Development Plan Documents, a series of hearings took place between 10 and 13 December 2012. As a result of the hearings process, a number of modifications need to be made to the three documents. The council is consulting on these proposed modifications between 21 January and 4 March 2013.

Any comments received in response to this consultation will be considered by the Planning Inspector overseeing the independent examination. The Inspector will later issue a report (likely to be in mid-March 2013) setting out whether the documents can be adopted by the council – and what changes are needed to make the documents 'sound'.

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

DM3 Heritage

4. Designations

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

- St Mary Magdalene Conservation Area
- Article 4(2) St Mary Magdalene
- Grade II* Listed (curtilage) Building
- Adjacent to Open Space
- Adjacent to SINC

5. Supplementary Planning Guidance (SPG) / Document (SPD)

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

Islington UDP

- Conservation Area Design Guidelines
- Planning Standards Guidelines
- Urban Design Guide