



PLANNING SUB-COMMITTEE B

Date: 10 September 2013

AGENDA ITEM NO:

NON EXEMPT

Application number	P2013/0930/FUL
Application type	Full
Ward	Calshott
Listed building	Non listed
Conservation area	None
Development Plan Context	CAZ, Kings Cross Special Policy Area, Rail Safeguarding Area, Strategic Views.
Licensing Implications	None
Site Address:	16 Northdown Street N1 9BG
Proposal	The demolition of the existing building and the erection of a part two, part five and part six storey building to provide 268m2 office (B1) floorspace and six residential units together with refuse storage and bicycle storage facilities.

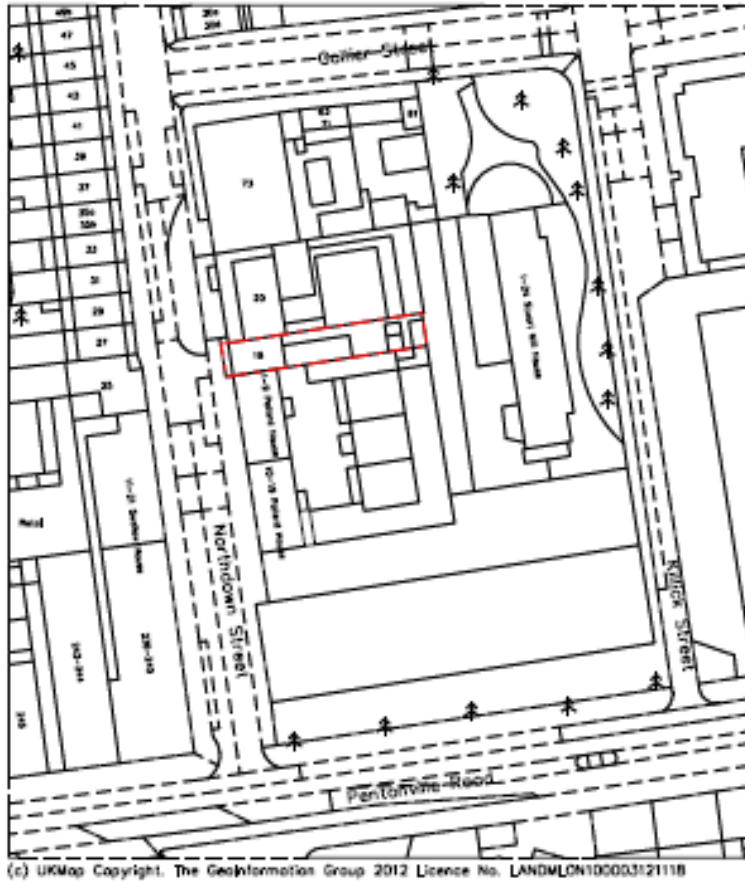
Case Officer	Ashley Niman
Applicant	Noble House Trading Ltd
Agent	George Christodoulou

1. RECOMMENDATION

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

1. subject to the S106 agreement set out in Appendix 1A;
2. subject to the conditions set out in Appendix 1B;

2. SITE PLAN (site outlined in red)



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3. PHOTOS OF SITE AND CONTEXT



Photo 1: Aerial view from the south



Photo 2: Aerial view from the west



Photo 3: Aerial view from the east

4. SUMMARY

- 4.1 The principal issues arising from the proposal are
- The suitability of the mix of commercial space and residential accommodation.
 - The scale, form and design of the proposal, and its relationship to the adjacent conservation area(s) and listed buildings.
 - The quality of the proposed accommodation.
 - The impact of the proposal on the amenity of adjacent occupiers.
- 4.2 The proposed commercial (B1) floorspace and six new residential units are appropriate to the existing land uses of the surrounding area and to the policy requirements of the Kings Cross area.
- 4.3 The design and form of the proposed structure is original and distinctive but will remain contextual. There is no objection to the innovative design and within the context of disparate buildings and structures; it is considered appropriate.
- 4.4 The new development will not materially overall harm the privacy, outlook nor lead to a harmful loss of daylight or sunlight to adjacent occupiers. The analysis of the impact on amenity is examined by street and the conclusions confirm that the amenity impact will not be materially harmful.

5. SITE AND SURROUNDING

- 5.1 The site is a narrow plot five metres wide by 45 metres deep. The present building, probably late 19th Century but much altered and with an insensitive single storey front addition, adjoins buildings of greater scale. To the south is the late Victorian Pollard House, a substantial four storey residential building with front and rear blocks, and a prominent pitched roof, gables and chimney stacks. To the north is 20 Northdown Street a recent six storey block with deep site coverage, and providing a mix of commercial space, and flats to upper floors. To the rear is the six storey Stuart Mill House, a characteristic residential slab block from the mid 1960s.
- 5.2 The existing building on the site is not listed nor is it in a conservation area. However the site adjoins the Kings Cross Conservation Area to the south, and faces the Keystone Crescent Conservation Area, across Northdown Street to the west.

6. PROPOSAL (IN DETAIL)

- 6.1 The demolition of the existing part three, part one storey building and the erection of a part two, part five and part six storey building to reprovide 268m² office (B1) floorspace and add six residential units together with refuse storage and bicycle storage facilities.

- 6.2 The mix of residential units would comprise two one-bedroom one person flats, two two-bedroom three person flats and two three bedroom duplex units, one four person and one five person.

7. RELEVANT HISTORY:

PLANNING APPLICATIONS:

- 7.1 None relevant received

ENFORCEMENT:

- 7.2 None

PRE-APPLICATION ADVICE:

- 7.3 A pre-application submission was made in March 2011. Following comments from the council, the present scheme was drawn up and submitted. The original proposal had no office provision to compensate for the loss of the existing use, there was an excess of one bedroom flats and the level of external residential amenity was unacceptable. These comments have been taken on board with the present scheme.

8 CONSULTATION

Public Consultation

- 8.1 Letters were sent to occupants of 158 adjoining and nearby properties at Northdown Street, Killick Street, Collier Street and Pentonville Road on 29th April 2013. A site notice and a press advert were displayed on 2nd May 2013. The public consultation of the application therefore expired on 23rd 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 a total of three responses had been received from the public with regard to the application. The issues raised can be summarised as follows (with the paragraph that provides responses to each issue indicated within brackets):
- loss of privacy to the courtyard of Pollard House, (see paragraph 10.15)
 - loss of daylight to Pollard House, (see paragraph 10.15)
 - the size and scale is too great, (see paragraphs 10.7 and 10.8)
 - damage to adjacent property, (see paragraph 10.18)
 - more parking congestion, (see paragraph 10.25)
 - the new building would be harmful to the townscape, (see paragraphs 10.7 and 10.8)
 - dust, noise, debris and construction congestion. (see paragraph 10.18)

External Consultees

- 8.3 None

Internal Consultees

- 8.4 Access Officer: Lift provision for the office space but not for the residential. The lack of a lift for the residential will need to be justified.
- 8.5 Design and Conservation Officer: The building is not harmful to the character or appearance of the adjacent Kings Cross Conservation Area, and the design is considered acceptable.
- 8.6 Spatial Planning and Transport (Transport Officer): More information sought on service arrangements. 12 cycle parking spaces should be provided for the residential part and 4 for the commercial part, and to be secure, covered and well lit.

Other Consultees

- 8.7 None

9 RELEVANT POLICIES

Details of all relevant policies and guidance notes are attached in appendix 2. This report considered 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 Development Management Policies 2013. The policies of the Development Plan that are considered relevant to this application are listed at Appendix 2 of this report.

Designations

- 9.3 The site has the following designations under the Development Management policies 2013:

- Central Activities Zone
- Kings Cross Special Policy Area
- Rail Safeguarding
- Strategic Views

Supplementary Planning Guidance (SPG) / Document (SPD)

- 9.4 The 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 uses
- Design and conservation
- Accessibility
- Quality of the proposed accommodation
- Dwelling Mix
- Impact on amenity of neighbours
- Sustainability
- Highways and Transportation
- Affordable Housing and Viability

Land-use

- 10.2 Northdown Street has a variety of uses although the predominant one, certainly to the upper floors is residential use. Other than residential use to some ground floors, notably on the west side of the street, the other uses are either retail at the north end, and office or other commercial uses. Presently the building is disused although formerly served as local offices for the Catholic Church.
- 10.3 The proposal for basement, ground floor and first floor (front) commercial space of some 268m² is appropriate for those floors and in accordance with policy. Core Strategy policies CS6 requires business floorspace in the Kings Cross area to be protected from change of use. Policy DM5.1 encourages the renewal and modernisation of existing business floorspace and the replacement of the existing outdated space with more efficient and useable areas.
- 10.4 The proposal for residential accommodation to the upper floors is consistent with adjacent land uses. The presence of a considerable amount of residential accommodation in Northdown Street and around reflects the suitability of the immediate environment, notwithstanding the lack of public outdoor space. The provision of B1 office floor space and residential use within the same building is considered to be appropriate and compatible.

Design, Conservation and Heritage Considerations

- 10.5 Policy CS6 of the Core Strategy recognises that much of Kings Cross has significant character value and contains a number of heritage assets. High quality design is encouraged to respect the local context of Kings Cross and its surroundings.
- 10.6 There is no objection to the demolition of the existing three storey building. Although probably 19th Century in origin, it has been much altered and makes little contribution to the streetscene. Moreover, the ground floor has been extended forward disrupting the historic building line.
- 10.7 The scale and height proposed responds to both the contemporary block adjacent to the north, and to the Edwardian Pollard House immediately to the south. Although perhaps slightly taller than is appropriate relative to Pollard House, the proposal restores the building line and offers a careful balance of the vertical and horizontal, within the narrow plot width and frontage responding to the historical context, and is sympathetic to the adjacent Kings Cross and Keystone Crescent Conservation

Areas. The design of the front elevation expresses the uses with the ground and first floors made up of continuous glazing to reflect the commercial space behind. The upper two sections are each made up of double height glazed elements with the vertical parts containing the balconies. The main materials are the glazing within grey aluminium frames and white render to the structural frame and coloured render to the inside of the framing.

- 10.8 The development would be higher than the Grade II listed Regency terrace at 27-53 Northdown Street but given there are buildings of greater height already facing or adjoining the terrace, the setting will not be harmed.
- 10.9 Although the proposed building lies within the strategic view to St Pauls and will be an increase from three storeys to five storeys, there will be no impact on the views given the modest height.
- 10.10 The proposal is therefore considered to be in accord with policies DM2.1 and DM2.3 of the Development Management policies 2013, and policies CS6 and CS9 of the Core Strategy 2011.

Accessibility

- 10.11 All development should demonstrate ease of and versatility in use, and provide a safe, legible and logical environment. The key policies to drive this are DM2.2 of the Development Management policies 2013, and Islington's Accessible Housing SPD.
- 10.12 The proposal includes lift access to the business accommodation at basement, ground and first. However, lift access to the residential accommodation is not provided since this would either require a partial infill of the internal space leading to loss of amenity to neighbours, or a change of units to an unacceptably high proportion of one bedroom flats with tight or even undersized floor areas.
- 10.13 The adjacent block at 20 Northdown Street does have lift access to the residential units on upper floors. However this development is twice the plot width of the current proposal and therefore has space between the front and rear parts to accommodate a lift core. The adjacent block at No.20 also has a number of windows which require the light they receive from across the site at No.16. The site at 16 is only six metres wide, and part of the width is absorbed by the separate access to the residential accommodation above. Installing a lift core in the centre would lead to a material loss of light and outlook to both the neighbouring properties and to the development itself. It is considered a case for an exception is to the normal requirement is made for this site.

Neighbouring Amenity

- 10.14 The impact on amenity will be addressed by looking at the impact on each adjacent and adjoining property.
- 10.15 Pollard House - The two blocks at 1-9 and 20-29 were assessed for daylight using the Vertical Sky Component (VSC) test from the Building Research Establishment (BRE) criteria. Only two ground floor windows of two rooms at 1-9 Pollard house fell below 0.8 of their former (existing) value, following the impact of the development, and these would change to 0.76 and 0.79 of their former value. Daylight Distribution results are largely similar to the VSC results tested with the exception of the same

two rooms referred to above. At 1-9 Pollard House, there would continue to be good daylight distribution within the rooms being 0.96 and 0.94 of their existing value. As Pollard House is south of the application site there would be no loss of sunlight. At 20-29 Pollard House, no window location fell below the existing value of 0.91, following the impact of development, and there would be no material adverse effect. Daylight Distribution results are similar to the VSC with the exception of one room each at ground, first and second floor levels where the proposed figure would be 0.65 to 0.75. However, the primary calculation, the VSC, would remain at least 0.91 of its former value (the value prior to development). Turning to privacy, no new windows will directly face any windows in Pollard House.

- 10.16 Stuart Mill House - This six storey residential block lies to the east. In terms of daylight and the VSC test, the majority of locations would be above 27% VSC and good daylight is assured. Where below 27%, in no location would the proposed figure fall below 0.91 of existing value (and therefore achieving the no less than 0.8 guideline). Regarding sunlight, one second floor window would see a reduction from 4% to 3% in the winter period. With this one exception, the overall figures are good. On privacy, Stuart Mill House is 17.5 metres away from the facing elevation of the new development, and this is considered acceptable. The supporting text within the council's Development Management Policy (DM2.1) requires 18 metres between facing windows of habitable rooms but the difference with the proposal is small, and within the context of this urban location, is considered acceptable.
- 10.17 Northdown Street - The immediately facing properties at 25 and 27, in terms of the VSC, would retain between 0.90 and 0.98 of the original value and there would be no adverse effect on the quantity of daylight. The Daylight Distribution shows a slight variation to the VSC with bedrooms at first and second floor level having proposed figures of 0.58 to 0.7 of their original value but the primary calculation, the VSC, would remain at 0.90 of the former value. Turning to sunlight, one second floor window, believed to be a bedroom, at 20 Northdown Street, will see a reduction from 6% to 4%. Regarding privacy, the facing property across Northdown Street is over a public highway, and privacy is not a matter for consideration in this context.
- 10.18 Reference has been made by objectors to noise, dust and other implications from the demolition and construction process. This is dealt with under the Environmental Health legislation.
- 10.19 Overall, the amenity impact to neighbouring property will be relatively small and given the tight urban context, the proposal is considered acceptable.

Quality of Resulting Residential Accommodation

- 10.20 Council and other policies seek to ensure that new housing development provides accommodation of adequate size and layout, and with due consideration to light, outlook and privacy, and with amenity and storage provision.
- 10.21 All six residential units will provide internal floor areas in compliance with both the London Plan and DM3.4. All the residential units will be of dual aspect, and will have good levels of light and outlook. All flats will have outlook to either the street (Northdown Street) or to the rear courtyard (an outlook already shared by adjacent flats at 20 Northdown Street), with shared views over the internal brown-green roof. All flats have access to private balconies each of approximately 5 m² in area, with the exception of the 4th floor duplex flat which has a 12.5 m² terrace, and the rear

ground floor flat which has a 7 m² balcony. Policy DM13 requires a minimum of 5 m² per 1-2 person dwellings on upper floors and 15 m² on ground floors, with 1 m² per additional occupant. Although the proposed balconies/terraces are smaller than policy normally requires, the tight urban context and amenity implications for neighbours, justifies the proposed sizes.

Dwelling Mix

10.22 The mix of residential units would comprise two one-bedroom one person flats, two two-bedroom three person flats and two three bedroom duplex units, one four person and one five person. Policy DM3.1 seeks a mix of housing unit sizes and whilst the proposal provides a greater proportion of smaller one bedroom flats, it also provides a greater proportion of larger three bedroom flats, and therefore, on balance the mix is acceptable.

Affordable Housing and Financial Viability; the small site contribution

10.23 The applicant has agreed to the small sites policy in regard to both the affordable housing provision and the unilateral agreement has been signed.

Sustainability, Energy Efficiency and Renewable Energy

10.24 The Islington Core Strategy promotes environmentally sustainable design and this is reinforced through the Development Management policies, particularly relevant being DM7.1, sustainable design and construction. The proposal intensifies the use of the site in an appropriate scale and mix of land uses. It will be naturally lit with cross ventilation. It would be constructed to exceed current Building Regulations and a condition will secure that it is built to achieve Code for Sustainable Homes level 4. A brown-green roof is proposed in the central area above the first floor office. This will benefit both occupiers of the development and adjacent residents, as well as assisting water runoff and biodiversity.

Highways and Transportation

10.25 The site is exceptionally well located and within five minutes of Kings Cross/St Pancras underground and mainline stations and close to numerous bus routes. It has a PTAL rating of 6b, the second highest level.

10.26 The scheme will be car-free, which complies with Policy CS10, Part H of the Core Strategy.

10.27 Appropriate cycle storage is provided with twelve cycle storage spaces for the residential side, and four bicycle spaces in conjunction with the office use. These provisions accord with current policy DM8.4.

10.28 With regards to Servicing and deliveries, when the existing building was occupied, all the associated service and delivery vehicle movements were completed via Northdown Street. The proposals replace the existing office use on site with a new office unit of very similar floor area. Therefore the existing servicing arrangement will remain and to facilitate deliveries and refuse collection from Northdown Street. The highway is over 8m wide, and lightly trafficked. There is a continuous controlled parking bay adjacent to the curb in front of the site, with a single yellow line just north of the site, in front of no. 20 Northdown Street. There are no time restrictions

on waiting or loading at this part of the highway, therefore deliveries are possible from this location. There is no conflict with policy DM8.6, however servicing and delivery arrangements will be conditioned. The refuse and recycling location is provided for under the ground floor staircase.

National Planning Policy Framework and Final Balancing Exercise

- 10.29 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 Overall, the proposal is considered to contribute appropriate land uses within an acceptable and well thought out scale and form of development. In addition, it is considered that the proposed use would not result in any harmful impact on the amenities of local residential occupiers and is policy compliant in terms of sustainability and highway matters.

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 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:

- a contribution of £360,000 towards off site affordable housing.
- a contribution of £6000 towards CO2 off-setting

RECOMMENDATION B

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

List of Conditions:

1 Commencement

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

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

2 Approved plans list

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

3787/01, 3787/02, 3787/03, 3787/04, 3787/05, 3787/06, 3787/09, 3787/10C, 3787/11A, 3787/12, 3787/13, 3787/14, 3787/20, 3787/22, 3787/23, 3787/24A, 3787/25A, 3787/26, 3787/35A, Planning Statement (sp planning 25 March 2013), Design and Access Statement (GML Architects March 2013), Daylight and Sunlight Report (BVP April 2013).

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

MATERIALS (DETAILS): 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) Render sample
- b) Window/front door treatment (sample/drawing at 1:20 to include sections and reveals);

- c) Roofing materials
- d) Balustrading detail
- e) Front boundary railing detail

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.

4 Code Of Sustainable Homes (Compliance)

CONDITION: The development shall achieve a Code of Sustainable Homes rating at design and completion stages of no less than 'Level 4'.

REASON: In the interest of addressing climate change and to secure sustainable development.

5 Green/Brown Biodiversity Roofs (Compliance):

CONDITION: The biodiversity (green/brown) roof(s) shall be:

- a) biodiversity based with extensive substrate base (depth 80-150mm);
- b) laid out in accordance with plan 3787/12 hereby approved; and
- c) planted/seeded with a mix of species within the first planting season following the practical completion of the building works (the seed mix shall be focused on wildflower planting, and shall contain no more than a maximum of 25% sedum).

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

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

REASON: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity.

6 Delivery Servicing Plan

CONDITION: A delivery and servicing plan (DSP), including details of waste collection from the site, detailing servicing and delivery arrangements including the location, times and frequency shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby approved.

The development shall be constructed and operated strictly in accordance with the details so 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 ensure that the resulting servicing arrangements are satisfactory and do not adversely impact on existing and future residential amenity.

7 Cycle Parking Provision (Compliance)

CONDITION: The bicycle storage area(s) hereby approved, which shall be covered, secure and provide for no less than 16 bicycle spaces shall be provided prior to the

first occupation of the development hereby approved 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.

8 Refuse/Recycling Provided (Compliance):

CONDITION: The dedicated refuse / recycling enclosure(s) shown on drawing no. 3787/10C 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.

9 Accessible Homes Standards - (Compliance):

CONDITION: The residential dwellings, in accordance with the Access Statement and plans hereby approved, shall be constructed to the standards for flexible homes in Islington ('Accessible Housing in Islington' SPD) and incorporating all Lifetime Homes Standards.

REASON: To secure the provision of flexible, visitable and adaptable homes appropriate to diverse and changing needs.

10 Car Free Housing

CONDITION: All future occupiers of the residential units hereby approved shall not be eligible to obtain an on street residents' parking permit except :

(1) In the case of disabled persons;

(2) In the case of units designated in this planning permission as "non car free"; or

In the case of the resident who is an existing holder of a residents' parking permit issued by the London Borough of Islington and has held the permit for a period of at least one year.

REASON: To promote public transport and reduce dependence on the private car.

11 Obscure Glazing

CONDITION: All windows shown on the plans 3787/24A and 3787/25A hereby approved as being part obscure glazed, each to a height of 1700mm, shall be provided as such prior to the first occupation of the development.

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.

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 **Positive Statement**

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

A pre-application advice service is also offered and encouraged. 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 accordance with the requirements of the NPPF

4 **COMMUNITY INFRASTRUCTURE LEVY (CIL) (GRANTING CONSENT)**

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

5 **SUSTAINABLE SOURCING OF MATERIALS:**

Materials procured for the development should be selected to be sustainably sourced and otherwise minimise their environmental impact, including through maximisation of recycled content, use of local suppliers and by reference to the BRE's Green Guide Specification.

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 Development Management policies 2013. 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 2.12 Central Activities Zone – predominantly local activities

3 London's people

Policy 3.3 Increasing housing supply
Policy 3.5 Quality and design of housing developments

4 London's economy

Policy 4.1 Developing London's economy
Policy 4.3 Mixed use development and offices

5 London's response to climate change

Policy 5.3 Sustainable design and construction

Policy 5.7 Renewable energy

Policy 5.11 Green roofs and development site environs

6 London's transport

Policy 6.9 Cycling

Policy 6.13 Parking

7 London's living places and spaces

Policy 7.2 An inclusive environment

Policy 7.4 Local character

Policy 7.6 Architecture

Policy 7.8 Heritage assets and archaeology

8 Implementation, monitoring and review

Policy 8.2 Planning obligations

Policy 8.3 Community infrastructure levy

B) Islington Core Strategy 2011

Spatial Strategy

Policy CS6 King's Cross

Policy CS8 Enhancing Islington's Character

Strategic Policies

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

Policy CS10 Sustainable Design
Policy CS12 Meeting the Housing
Challenge
Policy CS13 Employment Spaces

3. **Islington's Development Management Policies June 2013**

Design and Heritage

DM2.1 Design
DM2.2 Inclusive Design
DM2.3 Heritage

Housing

DM3.1 Mix of Housing sizes
DM3.4 Housing Standards
DM3.5 Private outdoor space

Employment

DM5.1 New business floorspace

Energy and Environmental Standards

DM7.1 Sustainable design and
construction
DM7.2 Energy Efficiency and Carbon
Reduction in minor schemes

Transport

DM8.5 Vehicle parking
DM8.6 Delivery and servicing for new
developments

Infrastructure and implementation

DM9.2 Planning obligations

4 **Designations**

The site has the following designations under the London Plan 2011 and Development Management policies 2013:

- **Central Activities Zone**
- **Kings Cross Special Policy Area**
- **Rail Safeguarding**
- **Strategic Views**

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

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

- | | |
|--|--|
| <ul style="list-style-type: none">I- Accessible Housing in Islington- Car Free Housing- Conservation Area Design
Guidelines 2002- Planning Obligations and S106- Islington Urban Design Guide 2006- Affordable Housing and Small Sites
SPD 2012- Environmental Design 2012 | <p>London Plan</p> <ul style="list-style-type: none">- Accessible London: Achieving and
Inclusive Environment- Housing- Sustainable Design & Construction |
|--|--|