



PLANNING COMMITTEE REPORT

Development Management Service
 Planning and Development Division
 Environment and Regeneration Department
 PO Box 333
 222 Upper Street
 LONDON N1 1YA

PLANNING SUB-COMMITTEE B	AGENDA ITEM NO:
Date: Tuesday, 10 September 2013	NON-EXEMPT

Application number	P2013/1189/FUL
Application type	Full Planning Application
Ward	Clerkenwell
Listed building	Unlisted
Conservation area	Clerkenwell Green Conservation Area
Development Plan Context	CAZ, Central London Area Special Policy Zone, Archeological Priority Area; Rail safeguarding; Clerkenwell/Smithfield/Area of Special Character
Licensing Implications	None
Site Address	[Southern Housing Group] Fleet House, 59-61 Clerkenwell Road, London EC1M 5LA
Proposal	Alteration and extension of the existing building to provide additional office (B1) floorspace including an extension at fifth floor level and the in-filling of an existing fourth floor terrace area, new plant equipment, additional stair core overrun and associated works at roof level.

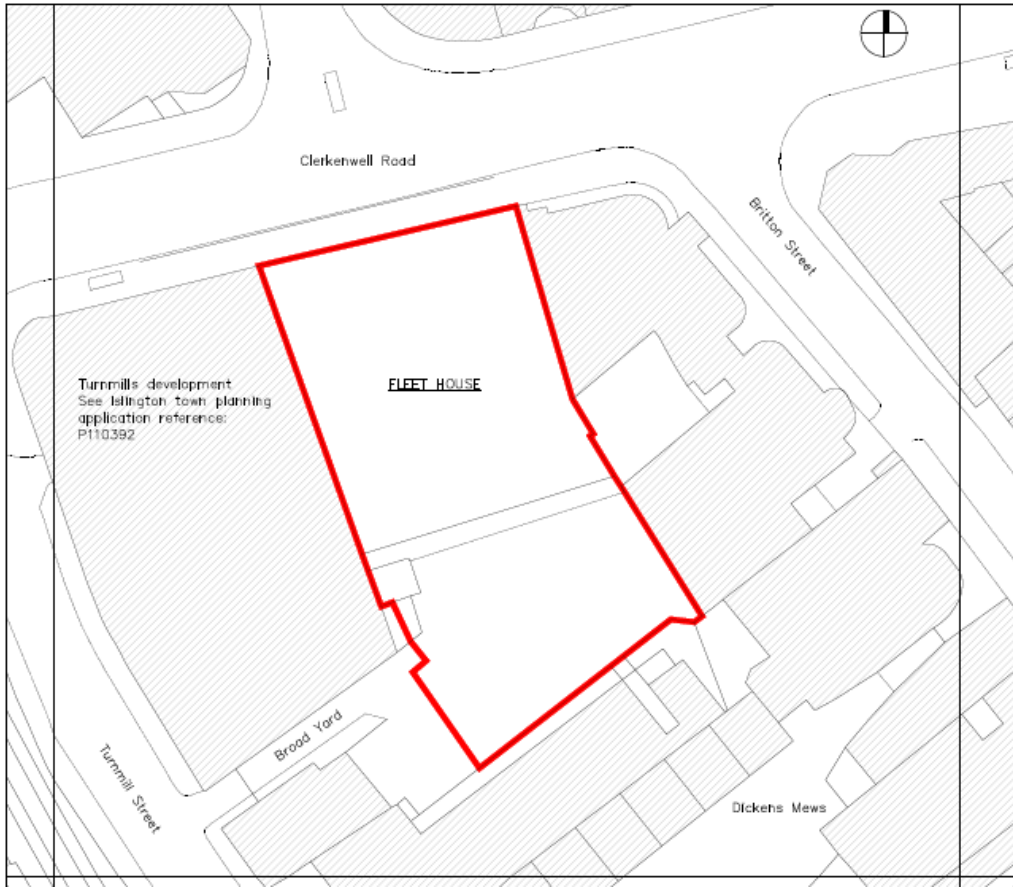
Case Officer	Clare Preece
Applicant	Southern Housing Group Limited
Agent	Washbourne Field Planning

1. RECOMMENDATION

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

- subject to the conditions set out in Appendix 1;

2. SITE PLAN (site outlined in red)



3. PHOTOS OF SITE/STREET



Photo 1: View of application site from Clerkenwell Green.



Photo 2: View of application site from Clerkenwell Green



Photo 3: View of location of existing fourth floor terrace



Photo 4: Eastern elevation facing One Britton Street



Photo 5: View of existing plant looking south.

4. SUMMARY

- 4.1 It is proposed to alter and extend the existing building to provide additional office (B1) floorspace, including an extension at fifth floor level and the infilling of the existing fourth floor terrace area. New plant equipment is also proposed at roof level and an additional lift overrun.
- 4.2 The main issues arising from this proposal relate to the impact of the development on the character and appearance of the Clerkenwell Green Conservation Area, noise pollution implications, and potential impacts of the development on the amenity levels of adjoining occupiers.
- 4.3 The proposed development is considered to be acceptable and the proposed extensions and alterations will not harmfully impact upon the neighbouring properties' amenity in terms of loss of light, outlook or privacy. The new plant will create less noise than the current plant and conditions are attached to ensure the development safeguards adjoining resident's amenity levels in this case.

5. SITE AND SURROUNDING

- 5.1 Fleet House is a modern office building of 5 storeys in height plus a basement. It is located within the Clerkenwell Green Conservation Area but is not listed. The 'Turnmill' site is located on the adjacent site to the west at 63 Clerkenwell Road. This site has recently been demolished and construction is underway for a 6 storey building plus basement which was approved in 2011.
- 5.2 Fleet House is the headquarters of Southern Housing Group.
- 5.3 The surrounding area is a mix of office and residential.

6. PROPOSAL (IN DETAIL)

- 6.1 It is proposed to alter the existing building to provide additional office (B1) floorspace including an extension at fifth floor level and the infilling of an existing fourth floor terrace area, new plant equipment, additional lift overrun and associated works at roof level.
- 6.2 The infilling of the fourth floor terrace will be along the western boundary of the site, adjacent to the 'Turnmills' site at 63 Clerkenwell Road. The extension at fifth floor level will stretch the full width of the south elevation of the site.
- 6.3 The works in this application would increase the net internal floor area of office space (use class B1) on the fourth floor by 61.5sqm and on the fifth floor by 186.6sqm.

7. RELEVANT HISTORY:

PLANNING APPLICATIONS:

- 7.1 P100792 Alterations and extensions to the existing building to provide additional office (B1) floorspace. Works include roof extension to provide new sixth floor level extension and enlargement of building at fifth floor level, and the infilling of existing terrace area at fourth floor level. Other associated works.
- 7.2 The application was withdrawn on 28th September 2010 following advice from officers that the proposal would have potential impacts upon adjacent residential properties a (One Britton Street) and on existing views from within the Conservation Area, when looking across the Clerkenwell Road to the upper floors of Fleet House.

ENFORCEMENT:

- 7.3 None

PRE-APPLICATION ADVICE:

- 7.4 The application was subject to pre application advice. It was considered that given the approved development adjacent there would be no in principle objection to the scheme but conditions requiring careful detailing of all material would be required. The pre-application advice stated that overall a single storey extension to the existing roof addition and the in-filling of the 4th floor terrace is not considered objectionable, again subject to detailed design and a palette of high quality materials. This is seen within the context of the redevelopment of the 'Turnmills' site adjacent that is currently under construction creating a five storey with a sixth floor set back building on the site. The proposal is therefore considered to fit with the townscape with regards to massing and height.
- 7.5 The advice also stated that the proposed location of the plant equipment is considered to be acceptable should it not be visible from the public realm.

8. CONSULTATION

Public Consultation

- 8.1 143 letters were sent to occupants of adjoining and nearby properties. A site notice and press advert was also displayed on 29th April 2013. After the initial period of consultation 2 letters of objection had been received from the public with regard to the application. A second round of consultation to include additional properties and a site and press notice was carried out with the consultation period ending on 11th July 2013. A further 5 letters of objection were received from this consultation period.
- 8.2 The grounds of objection raised are as follows (with the paragraph that provides response to each issue indicated in brackets). All objections are from the adjacent residential property to the east, One Britton Street.
- Affect the proposal will have on light to windows (See paragraphs 10.9 – 10.11)
 - The proposal will minimise sight of the sky (See paragraphs 10.9 - 10.11)
 - The addition of two floors will be out of keeping with traditional sight lines and result in a building higher than One Britton Street (See paragraph 10.3 and 10.9)
 - It would appear that comparison is made merely with the proposed new building at Turnmills and not with One Britton Street and no consideration has been given to the deleterious effect it will have on residents. (See paragraphs 10.3 and 10.9 – 10.11)

- By curtailing access to light, sky and historic sight lines and increasing the density of development at more levels, the environmental and amenity value of One Britton Street would be seriously compromised and basic design principles ignored (See paragraphs 10.3 and 10.9 – 10.11)
- Will increase the density of the development (See paragraphs 10.3 – 10.5)
- Privacy will be compromised by the provision of curtain walling along the south elevation. This will be made worse by the access shown from the 5th floor onto a balcony/walkway. The wall along Grid Line 7 has been left unclear as to make up i.e. solid or windows, This wall is within 10.5m from apartment, (See paragraph 10.3)
- Noise concerns through construction. There have been numerous complaints regarding the construction of the Turnmills site. Working periods should be limited to 08:00 to 18:00 Monday to Friday (See paragraph 10.15)
- Concerns regarding dust pollution from construction (See paragraph 10.15)

8.3 A letter was received by the agent in response to the objections with some plans to illustrate the proposal compared to the existing situation.

External Consultees

8.4 English Heritage: No objections

8.5 Met Police: Officer raised no objections to the development.

8.6 Cross rail: No objections

Internal Consultees

8.7 **Design and Conservation:** The application is the result of a pre-application submission and site visit. At the moment the site next door (Turnmills) is under development. Once completed the height of the new building will be five storeys with a set back sixth floor. The development on 59 – 61 is largely to the side and rear and will not impact on any public views. Once complete it will be commensurate with its neighbour in terms of overall height.

8.8 The only concern is over the lift overrun which is further forward to Clerkenwell Road than existing. It appears it will not be visible but will need checking as there are views from Clerkenwell Green which need to be protected and

general advice in Conservation Areas is that no plant or equipment should be visible from public views.

- 8.9 Public protection Division (**Noise Officer**): There have been no reports of noise complaints in regards to the current plant. The consultant hasn't carried out background noise measurements or carried out a BS4142 style assessment - the British Standard specifically for situations such as this. The assumption is that because the plant would be newer and quieter than existing and on the 5th floor (hence slightly further away) that we should acknowledge that the situation would be an improvement above what is currently there. The report suggests an improvement in the acoustic situation for nearby residents of between 0 and 7dB. I would advise our usual Islington criteria is applied to any permission granted.
- 8.10 The predictions have been carried out with no screening taken into account - in an environment such as this; the criteria should be relatively straight forward to comply with.
- 8.11 **Sustainability Officer**: Green roof: The proposal does not appear to include the provision of any green roof. For a development of this type, we would expect the roof extension to be designed to include a green roof covering the maximum area available. The green roof should extend underneath the PV arrays, as the microclimate created by the green roof will enhance efficiency of the panels. The green roof should be a biodiversity based roof with a varied substrate depth of 80-150mm. This can be imposed via condition.
- 8.12 Energy Strategy: The use of PV is supported, however, Council officers have concerns regarding the use of Air Source Heat Pumps (ASHPs) due to their documented efficiency problems, and potential impact on neighbour's amenity. For an office development of this scale, ASHP may be an appropriate option, provided amenity issues are not a problem, and the internal living space air temperature range is restricted (i.e. limited internal temperature range of 20 to 24 degrees Celsius).
- 8.13 Water efficiency: Development Management Policy DM 7.4 requires developments involving extension over 100sqm to demonstrate how they would achieve all credits for water efficiency in the relevant BREEAM scheme (BREEAM 2008 for fit-out and refurbishment). Further information is requested showing how these credits would be met. Note, full BREEAM assessment is not required for this development. This could be conditioned.

9. RELEVANT POLICIES

Details of all relevant policies and guidance notes are attached in Appendix 2.

This report considers the proposal against the following development plan documents.

National Guidance

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

Development Plan

- 9.2 The Development Plan is comprised of the London Plan 2011, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013. The policies of the Development Plan are considered relevant to this application and are listed at Appendix 2 to this report.

Designations

- 9.3 The site has the following designations under the London Plan 2011, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013:

- **Clerkenwell Green Conservation Area - Finsbury Local Plan 2013**
- **Rail Safeguarding Area**
- **Archaeological Priority Area**

Supplementary Planning Guidance (SPG) / Document (SPD)

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

10. ASSESSMENT

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

- Land Use
- Design and conservation - impacts of the development on the character and appearance of the host building, the wider Conservation Area and the setting of nearby listed buildings.
- Neighbouring amenity impacts
- Sustainability

Land-use

- 10.2 The land use of the site will remain as office and as such will have no implications on the existing land use.

Conservation and Design.

- 10.3 The existing building occupies a prominent position within the Clerkenwell Conservation Area and several listed buildings are located close by. At present, the site looks even more prominent due to the demolition of the 'Turnmills' site next door. However this site is currently under construction and a 6 storey building will be built which will be higher than the subject site. The proposed stair core will be quite prominent and will be seen from surrounding streets, however following further consultation with Conservation and Design officers it will be no higher than the Turnmills site and therefore its impact upon the character and appearance of the Conservation Area will be negligible. A condition is proposed requesting a sample of materials for the stair core.
- 10.4 The infill extension at fourth floor level will not be seen from the street and the extension at fifth floor level will be to the rear. Both elements will therefore not have a significant impact upon the character and appearance of the Conservation Area.
- 10.5 The proposals are considered to be subordinate to the host building and the chosen materials will be sympathetic.
- 10.6 The existing air handling unit and associated enclosure currently blocking the views of the front of the fifth floor will be upgraded and replaced to provide a neater and smaller sized arrangement in the same location. The existing plant on the fifth floor level to the rear would be moved onto the roof of the proposed 5th floor extension and set within a plant well which will abut the Turnmills development. This is considered to improve the character and appearance of the Conservation Area.
- 10.7 Overall it is not considered that an extension to the existing roof addition and the infilling of the fourth floor terrace is objectionable within the context of the redevelopment of the adjacent Turnmills site that is currently under construction. The proposal is therefore considered to sit comfortably within the existing streetscape with regards to massing and height.
- 10.8 The proposal is considered to be in accordance with policies 7.4, 7.6 and 7.8 of the London Plan 2011, CS9 of the Core Strategy 2011, Development Management policies (2013) DM 2.1, 2.2 & 2.3 and the Clerkenwell Green Conservation Area Design Guidelines.

Neighbouring Amenity

- 10.9 Concerns from residents regarding privacy, overlooking and sightlines have been considered fully. The majority of the works are to the rear of the site

(south) and to the west of the site. The extension on the fifth floor level will project south but will be set behind the existing single storey wall running the full length of the eastern elevation. This existing wall remains in the same location, thereby the extension will not project any closer (east) to the residential properties within No.1 Britton Street. Whilst there will be a slight increase of the roof height, is not considered to have a significant impact upon these properties in terms of loss of outlook, sunlight or daylight. Further, the most affected windows which directly face the existing wall sit within a lightwell setback from the boundary. The extension to the fifth floor would be visible to the upper windows of No.1 Britton Street but given it will be set behind the existing wall, as such it will not result in any harmful impact on the views, outlook, or daylight/sunlight enjoyed by the residents. Access to the walkway on the 5th floor will be for maintenance only and it is recommended that this is conditioned as such.

- 10.10 The infilling of the existing fourth floor terrace level will be located on the western side adjacent to the 'Turnmills' development thereby not impacting upon amenity of the residents of One Britton Street or any other neighbouring residents.
- 10.11 Whilst it is accepted that the stair core will be seen from the upper windows of the residents at One Britton Street, it will be approximately 23m from these properties. This is not considered to be of a significant bulk and mass that would significantly interrupt sightlines or light received to their windows.
- 10.12 The previous application at the site P100792, which some of the objectors have referred to, did involve an additional sixth floor level extension. However the application was withdrawn following officers advice that it would be too high and would have potential impacts on adjacent residential properties and neighbours outlook. No additional floors are being proposed within this application.
- 10.13 One objector remains concerned about the existing rear elevation between ground to fourth floor level. The proposal does not intend to alter the rear wall. On the fifth floor it refers to the parapet wall and the proposal does not intend to alter the height or replace this parapet. A balustrade is provided behind this wall, and behind the sightlines for safety during maintenance and, as mentioned above, can be conditioned.
- 10.14 Concerns have been raised from local residents regarding noise from the new plant. A noise report was submitted with the application which has been assessed by the Council's Noise Officer. The plant would be newer and quieter than existing and on the 5th floor (hence slightly further away at approximately 20.5m from the No.1 Britton Street) and therefore an improvement to the existing situation. A prescriptive condition is proposed to ensure appropriate noise levels are complied with. It is therefore considered that subject to the attached conditions, the proposed development and use would not have a

material adverse impact on adjoining resident's amenity levels in terms of noise pollution.

- 10.15 In regards to the objections raised about noise during construction, the applicant will be required to carry out works in accordance with the Code of Practice for Construction. It is recommended a condition is attached securing a Construction Management Plan to be submitted prior to any works commencing on site.

Sustainability Issues

- 10.16 The proposal does not include the provision of any green roof. For a development of this type, the roof extension should be designed to include a green roof covering the maximum area available. The green roof should extend underneath the PV arrays, as the microclimate created by the green roof will enhance efficiency of the panels. The green roof should be a biodiversity based roof with a varied substrate depth of 80-150mm. This can be conditioned.

Energy Efficiency and Renewable Energy

- 10.17 The report conforms that the proposal will achieve compliance with relevant sections of approved document Part L of Building regulations, by maximising the energy and carbon emission savings by incorporating lean energy measures such as:
- improved fabric for L5 areas,
 - replacing existing air handling units with new air handling unit with speed control inverter drives and heat recovery plate to provide fresh air to the whole building,
 - replacing existing lights with energy efficient lighting for new areas of level 4/5, replacing existing AC equipment serving level 5 with new high efficiency,
 - heat recovery equipment an PV technology as a source of onsite renewable energy generation and energy efficient air source heat pumps for providing space heating/cooling.
- 10.18 The use of photovoltaic panels is supported, however, Council officers have concerns regarding the use of Air Source Heat Pumps (ASHPs) due to their documented efficiency problems, and potential impact on neighbour's amenity. For an office development of this scale, ASHP may be an appropriate option, provided amenity issues are not a problem. Council's Noise Officer has assessed the submitted noise report and an appropriate condition has been included to ensure that noise levels will not affect the amenity of neighbouring

residential properties. For an office development of this scale, ASHP may be an appropriate option, provided amenity issues are not a problem. For reasons of energy efficiency and internal comfort, it would be expected that the internal living space air temperature range should be limited to an internal temperature range of 20 to 24 degrees Celsius. An informative has been included to this effect.

11. SUMMARY AND CONCLUSION

Summary

11.1 The proposed development is considered to be acceptable in terms of design. Subject to conditions regarding noise controls, plant details and final choice of the stair core materials, it is considered that the proposed development can be managed without adversely affecting the amenity levels of adjoining occupiers or the character and appearance of the Conservation Area.

Conclusion

11.2 It is recommended that planning permission be granted subject to conditions as set out in Appendix 1 - RECOMMENDATIONS.

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

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

List of Conditions:

1	Commencement
	<p>CONDITION: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.</p> <p>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).</p>
2	Approved plans list
	<p>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>SP-A-0000 rev B; (00)-A-0000 Rev C; (00)-A-0001 rev C; (00)-A-0002 rev C; (00)-A-0003 Rev C; (00)-A-0004 Rev C; (00)-A-0005 Rev C; (00)-A-0006 rev C; (00)-A-0007 rev C; (00)-A-0021 Rev B; (00)-A-0020 rev C; (00)-A-0010 Rev C; (20) – A – 2020 Rev B; (20) – A – 2010 Rev D; (20)-A-2011 Rev C; (20) – A – 2000 rev C; (20) – A – 2001 Rev C; (20) – A – 2002 Rev E; (20) – A – 2003 Rev E; (20) – A – 2004 Rev E; (20) – A – 2005 Rev F; (20) – A – 2021 Rev B; (20) – A – 2006 Rev G; (20) – A – 2007 Rev E, 4006-SK-007 Rev1; 4006 SK011 Rev 0; BS1984/RD/M/002, BS1984/RD/M/006; BS1984/RD/M/008 sht 1 of 2; 4006-SK rev 0; 4006 – SK – 12 Rev 0, Tuckers Consultancy report dated 11th April 2013; MLM innovate acoustics technical report, ref 13-WF165 dated April 2013; Planning Design and Access Statement dated April 2013 by Washbournfield Planning; letter dated 8th may 2013 and samples Kingspan KS1000RW; Spectra ‘Adventura’, Kalzip Liner Curved roof; RAL7000 ‘Alaska Grey’; Kawneer AA100 windowframe; RAL7016; Saint Gobain Glass sample; (RP) – A - RP02 rev A; (RP) – A - RP01 Rev A; (RP) – A- RP04 rev A; (RP) – A- RP03 rev A; (RP) – A- RP05 rev A; (20) – A – 2020 rev B</p> <p>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.</p>
3	Materials
	<p>CONDITION: Prior to commencement of works, details and a sample of the proposed render on the stair core shall be submitted and approved by the Local</p>

	<p>Planning Authority.</p> <p>REASON: In order to safeguard the special architectural or historic interest of the heritage asset.</p>
4	Noise control from any plant/machinery
	<p>CONDITION: The design and installation of new items of fixed plant 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 5dB(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.</p> <p>REASON: To ensure that the operation of fixed plant does not impact on residential amenity.</p>
5	Access to roof walkway
	<p>CONDITION: The access walkway shall not be used other than for essential maintenance or repair, or escape in case of emergency., it shall not be used as an amenity or sitting out space of any kind whatsoever.</p> <p>REASON: To prevent the undue overlooking of neighbouring habitable room windows.</p>
6	Green roof
	<p>CONDITION: Notwithstanding the plans hereby approved, biodiversity (green/brown) roof(s) shall be provided, covering the maximum practical roof area, and to the satisfaction of the Local Planning Authority. Details of the biodiversity (green/brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The biodiversity(green/brown) roof(s) shall be:</p> <ul style="list-style-type: none"> - biodiversity based with extensive substrate base (depth 80-150mm); - 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. <p>REASON: To ensure the development provides the maximum possible provision</p>

	towards creation of habitats and valuable areas for biodiversity and sustainable management of water.
7	BREEAM
	<p>CONDITION: The development must achieve the equivalent of all the credits for water efficiency in the relevant BREEAM scheme (BREEAM 2008 for fit out and refurbishment).</p> <p>REASON: In the interests of achieving sustainable development.</p>
8	Construction management Plan
	<p>CONDITION: Prior to any works commencing on site a construction management plan shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the details as approved.</p> <p>REASON: To safeguard the amenity of neighbouring premises.</p>
9	SAFEGUARD AMENITY
	<p>CONDITION: Should the building services plant hereby permitted not meet the requirements of any of the conditions hereby imposed, the plant shall be shut down on receipt of the written instruction of the Local Planning Authority until such time as the necessary remedial measures have been implemented to ensure compliance with conditions.</p> <p>REASON: To safeguard the amenity of neighbouring premises</p>

List of Informatives:

1	Positive statement
	<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>
2	Community Infrastructure Levy (CIL) (Granting Consent)
	<p>INFORMATIVE: Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with the Mayor of London's CIL Charging Schedule 2012. One of the development parties must now assume liability to pay CIL by</p>

	<p>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.</p> <p>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</p> <p>Pre-Commencement Conditions: These conditions are identified with an 'asterix' * in front of the short description. These conditions are important from a CIL liability perspective as a scheme will not become CIL liable until all of these unidentified pre-commencement conditions have been discharged.</p>
3	For reasons of energy efficiency and comfort, the Air Source Heat Pump should be installed and operated with dead bands to restrict the internal living space air temperature range to 20 to 24 degrees Celsius, and maintained as such thereafter.

APPENDIX 2: RELEVANT POLICIES

This appendix lists all relevant development plan policies 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, Development Management Policies 2013, Finsbury Local Plan 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	5 London's response to climate change Policy 5.3 Sustainable design and construction Policy 5.4 Retrofitting
2 London's places 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	6 London's transport Policy 6.3 Assessing effects of development on transport capacity Policy 6.5 Funding Crossrail and other strategically important transport infrastructure Policy 6.9 Cycling
3 London's people Policy 3.1 Ensuring equal life chances for all	7 London's living places and spaces Policy 7.1 Building London's neighbourhoods and communities Policy 7.2 An inclusive environment Policy 7.3 Designing out crime Policy 7.4 Local character Policy 7.6 Architecture Policy 7.8 Heritage assets and archaeology
4 London's economy Policy 4.1 Developing London's economy Policy 4.2 Offices	

Policy 7.15 Reducing noise and
enhancing soundscapes
use

B) Islington Core Strategy 2011

Spatial Strategy

Policy CS7 (Bunhill and Clerkenwell)

Policy CS8 (Enhancing Islington's
Character)

Strategic Policies

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

Policy CS10 (Sustainable Design)

Policy CS11 (Waste)

Policy CS13 (Employment Spaces)

Policy CS16 (Play Space)

Policy CS17 (Sports and Recreation
Provision)

C) Development Management Policies June 2013

Design and Heritage

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

Employment

- DM5.1 New business floorspace
- DM5.4 Size and affordability of workspace

Energy and Environmental Standards

- DM7.2 Energy efficiency and carbon reduction in minor schemes
- DM7.4 Sustainable design standards
- DM7.5 Heating and cooling

Transport

- DM8.2 Managing transport impacts

D) Finsbury Local Plan June 2013

BC8 Achieving a balanced mix of uses

BC9 Tall buildings and contextual considerations for building heights

5. Designations

The site has the following designations under the London Plan 2011, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013:

- Clerkenwell Conservation Area
- Rail Safeguarding Area
- Archaeological Priority Area

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

The following SPGs and/or SPDs are relevant:

Islington Local Development Plan

- Environmental Design
- Conservation Area Design Guidelines
- Urban Design Guide

London Plan

- Sustainable Design & Construction

