

PLANNING COMMITTEE REPORT

Development Management Service
 Planning and Development Division
 Environment and Regeneration Department

PLANNING Committee SUB- A		Non Exempt
Date:	21 March 2017	

Application number	P2016/2862/FUL
Application type	Full Planning Application
Ward	St Mary
Listed building	Unlisted
Conservation area	<ul style="list-style-type: none"> - Within 50m of Canonbury Conservation Area - Within 50m of Upper Street (North) Conservation Area
Development Plan Context	<ul style="list-style-type: none"> - Highbury Corner & Holloway Rd Core Strategy Key Areas - Local cycle routes - Strategic Cycle Route - Site within 100m of a SRN Road - Site within 100m of a TLRN Road - Within 50m of Canonbury Conservation Area - Within 50m of Upper Street (North) Conservation Area - Rail Land Ownership - TfL Surface
Licensing Implications	None
Site Address	Canonbury Primary School, Canonbury Road, Islington, LONDON, N1 2UT
Proposal	Redevelopment of existing external play area comprising the creation of a 3G artificial grass pitch (APG); installation of ball stop fencing and associated roof netting to the APG perimeter including installation of an artificial (flood) lighting system.

Case Officer	Sandra Chivero
Applicant	Mrs Tracie Gaspard-Kelchure Canonbury Primary School

Agent	Mr Tom Betts - Surfacing Standards Ltd
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1. RECOMMENDATION

The Committee is asked to resolve to **GRANT** planning permission - subject to

- The prior completion of a Directors' Service Level Agreement securing the heads of terms as set out in Appendix 1
- Conditions as recommended in Appendix 1.

2. SITE PLAN (site outlined in black)



3. PHOTOGRAPHS



Image 1: Aerial view of the school site



Image 2: Aerial view of the artificial pitch site

4. SUMMARY

- 4.1 Planning permission is sought for the redevelopment of the existing play area to the north-western side of the school site comprising creation of a 3G artificial grass pitch (APG); installation of ball-stop fencing and associated roof netting to the APG perimeter including installation of an artificial (flood) lighting system. The proposal will create a play space which will provide improved on-site play space and amenity for the school and the local community.
- 4.2 Due to design and location the redeveloped play area and associated fencing, netting and pole mounted flood lights are considered not to harm the visual amenity and character of the surrounding area.
- 4.3 38 objections have been received relating to impact on residential properties along Colebrook Mews and Compton Road. The existing school buildings are between the pitch area and Colebrook Mews and would shield the residential properties on Colebrook Mews from the light from the flood lights and noise, and it is considered that these properties would not be significantly impacted upon in terms of light pollution and noise.
- 4.4 However, Dixon Clark Court located 10m away would directly overlook the pitch and there would be no buildings in-between to block the light from the floodlights or noise from the pitch. While the properties on Compton Road are located 30m away and are separated from the school by garages, the rear upper floor windows of these properties would also directly overlook the pitch and therefore would be no tall buildings in block the light from the floodlights or noise.

- 4.5 Following objections from neighbouring properties and the Public Protection Team, the applicant submitted an amended lighting report detailing the lighting scheme and predicted light levels at neighbouring residential properties including Dixon Clark Court, Compton Road and Colebrook Mews. A noise management plan has also been submitted assessing impacts during the operational phase of the ball court on nearby residents and other occupiers together with means of mitigating any identified impacts. The Council's Acoustic Officer has recommended conditions restricting hours of operation of the pitch and operation of floodlights. This is considered to address potential impact from the floodlighting and the potential adverse noise impact from the proposed ball pitch. A condition has also been attached requiring installation of anti-vibration washers to be fitted to every fence post and mesh panel fixing point and for the washers to be regularly checked, maintained and replaced.
- 4.6 Subject to conditions the proposal is considered not to prejudice the amenity of neighbouring residential properties in respect of noise disturbance and light pollution. The proposal is also not considered to have any material adverse impacts on adjoining residents' amenity levels in terms overshadowing, loss of light, over-dominance, increased sense of enclosure nor loss outlook.
- 4.7 Overall, the proposed development is acceptable with regards to the design and neighbour amenity and would be in accordance with relevant planning policy.

5. SITE AND SURROUNDING

- 5.1 The application site is occupied by a Victorian School building known as Canonbury Primary School and it is located on the north-eastern side of Canonbury Road close to Highbury Corner roundabout. The school building is not listed and it is not located within a conservation area. The immediate surrounding area is predominantly residential in character.
- 5.2 The school site incorporates tarmacked playspace to the northern part of the site and the main school building is located to the south of the site abutting the properties to Colebrooks Mews. The area where the subject play area lies abuts the carpark to Dixon Clark Court to the north and backs on to Canonbury Road to the west. The play area is separated from the properties along Colebrook Mews to the south by the main school building. To the east the play area is separated from properties along Compton Mews by garages.

6. PROPOSAL IN DETAIL

- 6.1 The proposal is for the redevelopment of the existing external play area comprising the creation of a 3G artificial grass pitch (AGP) which will be 495sqm in area. Ball stop fencing will also be erected and associated roof netting to the pitch perimeter will be installed. An artificial (flood) lighting

system for usage within permitted hours of operation and these hours will be controlled by a photocell detector and timer switch to ensure that there is no detrimental material impact upon the amenity of neighbouring resident.

- 6.2 Surrounding the perimeter of the AGP would be 4m high open steel powder coated wire mesh fencing and an entrance gate coloured moss green. The floodlight system would comprise of four 6 metre high masts each mounted with one luminaire fitted with rear louvres to reduce light spillage beyond the perimeter of the AGP. The floodlights would be installed on each of the four corners of the pitch (one light on each corner).
- 6.3 The APG is for use by the school and would also be available for use by the local community outside of school hours. Community hours are from 16.00 Monday to Friday and weekends.

7. RELEVANT HISTORY

Planning Applications

Land at Ringcross Estate South of Ringcross Estate Georges Road N7

- 7.1 March 2016: Planning permission (Ref. P2015/2190/FUL) Granted for Conversion of the fenced off greenspace fronting George's Road on Papworth Gardens Estate into a new ballcourt enclosed with a 4.5m high rebound fence subject to the operation hours of 09:00-20:30 Monday to Friday, 10:00-18:00 Saturdays and not at all on Sundays or Bank Holidays.

Land At Spa Green Estate, Ball Court Between Tunbridge House and Wells House, St John Street, EC1R

- 7.2 March 2016: Planning permission (Ref. P2015/3194/FUL) Granted for– Alterations to existing multi use games area including resurfacing of games area, provision of new 3.57 metre fencing to outside of games area, alteration of the layout of games area, provision of new entrance into the games area and associated landscaping works (Council's Own Application). The permission is subject to the following operation hours: 09:00-20:30 Monday to Friday, 10:00-18:00 Saturdays and not at all on Sundays or Bank Holidays.

New River College Lough Road London N7 8RH

- 7.3 October 2015 **Planning permission (Ref. P2015/1336/FUL)** Granted for External play space offering multi-sports use with internal access to and from the school via existing fencing and access to and from Lough Road. Improved access to Lough Road. Fencing and roof netting. Floodlighting and sports storage facilities. The permission is subject to the following operation hours: 09:00am to 18.00pm from Monday to Fridays only and not at all on Saturdays, Sundays or Bank Holidays

Enforcement

- 7.4 None

Pre Application Advice

7.5 None

8. CONSULTATION

8.1 Letters were sent to occupants of total of 253 adjoining and nearby properties at Colebrook Mews; Babell House, Dixon Clark Court, Lewis House, Mustang House, Parnelli, Dorsey House – Canonbury Road; Compton Terrace, Edwards Cottages, Compton Road on 19 August 2016. A site notice and a press advert were displayed on 25 August 2016. The public consultation of the application therefore expired on 15 September 2016, however it is the Council's practice to continue to consider representations made up until the date of a decision.

8.2 Cllr Convery supports the scheme and the hours of operation proposed by the school.

8.3 At the time of the writing of this report 14 objections had been received from neighbouring properties. The issues raised are summarised as follows:

- Impact of lighting in dark and late times (Paragraph 10.8- 10.13)
- Management of noise and use of pitch (Paragraph 10.8- 10.13)
- Noise disturbance pitch and shouting (Paragraph 10.8- 10.13)
- On-going noise complaints for similar use at other sites (Paragraph 10.7 - 10.13)
- Hours of use (Paragraph 10.9 – 10.13)
- Parking outside of school hours (Paragraph 10.14)
- Other artificial football pitches are available in close proximity for community use (Paragraph 10.17)

Internal Consultees

8.3 **Pollution Control:** The Acoustic Officer highlighted that there are a number of school sites in the borough (primarily William Tyndale School and Central Foundation Boys School) which have given rise to long running issues with private hire to five a side football groups. Current planning consented hours for William Tyndale School are between 08.00 and 21.00 on any weekday, between 09.00 and 18.00 on Saturdays and between 09.00 and 17.00 on Sundays and Bank Holidays. Central Foundation Boys School's permitted hours of operation are between 09.00 and 20.30 Monday to Friday and between 10.00 and 18.30 on Saturdays and not at all on Sundays or Bank Holidays. The proposed Canonbury School operating hours are proposed to be between 16.00 and 21.00 Mondays to Fridays and between 09.00 and 20.00 on Saturdays and Sundays (i.e. longer operating hours than the other two sites).

8.4 It was noted that most of the objections are from Colebeck Mews. The existing school buildings are between the pitch area and the Mews and there

would appear to be no direct line of sight. However, Dixon Clark Court directly overlooks the pitch and the fencing will not block the line of sight to or potential noise from the use of pitch. The neoprene washers fitted to the fencing can produce up to 8dB noise reduction but would not deal with the noise from shouting and bad language, whistles etc. which form part of on-going complains at sites like William Tyndale Primary School. The Acoustic Officer had raised concerns regarding the application only including some data on light spill but there was no formal assessment of lighting impact.

- 8.6 Additional information was submitted and updated comments received from the Acoustic Officer who is now satisfied with the amended lighting report submitted detailing the lighting scheme and predicted light levels at neighbouring residential properties as well as the amended noise management plan which assesses impacts during the operational phase of the ball court on nearby residents and other occupiers together with means of mitigating any identified impacts. Acoustic Officer however objects to the proposed long hours stated within the noise management plan and recommends operation hours in line with recent approvals.
- 8.7 **Section 106 (s106):** The s106 Manager stated that from a Section 106 perspective they would like more public access, but the more important issue is ensuring an acceptable MUGA. The S106 funding money won't be revoked if public access has to be reduced or eliminated from the proposal.

External Consultees

- 8.8 **TFL** stated that:
- Cycle parking should be provided in a secure and convenient location to the new playspace for use by the community during out of school hours use (a condition has been attached requiring provision of secure and convenient cycle parking).
 - There should be no provision of car parking associated with the new space (Addressed in paragraph)
 - Suitable construction management arrangements should be put in place to avoid disruption and safety of users on Canonbury Road, from which construction access is proposed. This should consider inter alia bus operations on Canonbury Road and the bus stop on the opposite side of the road to the site (A condition has been attached required the submission of a Construction Management Plan to be approved in writing by the Council prior to any development on site.
 - The hours of construction should be modified from the standard ones put forward in the application to avoid peak times and also school arrival and departure times. (The Construction Management Plan to include a Construction Phase Plan with modified hours of construction to avoid peak times and also school arrival and departure times).

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.
- 9.2 Since March 2014 Planning Practice Guidance for England has been published online.

Development Plan

- 9.3 The Development Plan is comprised of the London Plan 2016 (Consolidated with Alterations since 2011), Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013. The policies of the Development Plan that are considered relevant to this application are listed at Appendix 2 to this report.

Designations

- 9.4 The site has the following designations under the London Plan 2016, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013:
 - Highbury Corner & Holloway Rd Core Strategy Key A
 - Local cycle routes
 - Strategic Cycle Route
 - Site within 100m of a SRN Road
 - Site within 100m of a TLRN Road
 - Within 50m of Canonbury Conservation Area
 - Within 50m of Upper Street (North) Conservation Area
 - Rail Land Ownership - TfL Surface.
- 9.5 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:
 - Design and Conservation
 - Neighbouring Amenity – Noise and Light disturbance
 - Transport

Design and Conservation

- 10.2 The proposal is for the conversion of the existing external playspace into a multi games area comprising creation of a 3G artificial grass pitch (AGP) sized 30.00 metres x 16.50 metres. Ball-stop fencing and associated roof netting (4.0 metres in height) to the AGP perimeter will also be erected. An artificial (flood) lighting system will also be installed. The external space is located to the north eastern corner of the school site abutting the car park to Dixon Clark Court.
- 10.3 Due to design and appearance the proposed fencing to the new ball court located away from the street is considered not to detract from the surrounding area. The refurbishment works as well as the landscaping works are considered to enhance the appearance of the area and would create a more inviting and usable space for the school children and local community.
- 10.4 In terms of appearance the flood lighting columns would be viewed in the context of the existing buildings and are not considered to unacceptability affect the appearance of the locality.
- 10.5 Taken together, the proposals are considered to be acceptable and would not significantly harm the character and appearance of the area and the abutting Canonbury Conservation Area. The proposal is therefore considered to be in accordance with policy DM2.1 of the Development Management Policies 2013, CS8 and CS9 of the Core Strategy 2011.

Neighbouring Amenity

- 10.6 A number of objections have been received relating to impact on residential properties along Colebrook Mews. The Mews is a 2/3 storey development. The existing school buildings are between the pitch area and the Mews would block the light from the floodlights and the noise from the pitch. It is therefore considered that these properties would not be significantly impacted upon.
- 10.7 Dixon Clark Court located 10m away would directly overlook the pitch and there would be no buildings in-between to block the light from the floodlights or noise from the pitch. While the properties on Compton Road are located 30m and are separated from the school by garages, the rear upper floor windows of these properties would also directly overlook the pitch and therefore would be no tall buildings in block the light from the floodlights or noise. The 4 metre high fencing around the pitch is specified as being fitted with neoprene washers to reduce the vibration and rattle noise of the fence as the ball hits it. These can produce up to 8dB reduction. It is acknowledged that these will not deal with the noise from shouting and bad language, whistles etc which can form part of complaints.
- 10.8 Concerns were raised that the application only includes some data relating to light spill with no formal assessment of lighting impact. During the course of the application, the applicant submitted an amended lighting report detailing

the lighting scheme that predicted light levels at neighbouring residential properties. A noise management plan has also been submitted assessing impacts during the operational phase of the ball court on nearby residents and other occupiers together with means of mitigating any identified potential impacts. These reports are considered to address potential impact from the floodlighting and ways to mitigate potential adverse noise from the use of the ball pitch. However, the Acoustic Officer's concerns regarding the hours of operation remain.

- 10.9 The current application seeks permission for the following extended hours to also include an element of private hire for use of the ball pitch (similar to the existing MUGAs at other sites):

Term Time

School Core Time: Monday to Friday 08:00 – 18:00

Community Use: Monday to Friday 18:00 – 21:00

Saturday and Sunday 09:00 – 19:00

School Holiday

Community Use: Monday to Friday 08:00 – 20:00

Saturday and Sunday 09:00 – 19:00

- 10.10 The school wanted longer hours than those suggested as acceptable by the Acoustic Officer, given the requirement to provide for community use to enable the school to access s106 funding. However, the s106 Manager stated that from a s106 perspective they would like enhanced public access but the more important issue is ensuring the pitch is acceptable. It has also been confirmed that the funding money would not be revoked if public access is reduced or eliminated from the proposal.
- 10.11 However, given the complaints relating to noise disturbance from the use of MUGAs at other schools, the surrounding residential nature of the location of the Canonbury School site and the associated objection from the Acoustic Officer, the extended opening hours are considered inappropriate at this location. Conditions have therefore been attached restricting hours of operation of the pitch and the operation of the associated floodlights to 09:00-20:30 Monday to Friday, 10:00-18:00 Saturdays and not at all on Sundays or Bank Holidays. These hours would be in line with recent permissions for MUGAs by the both planning sub-committee A and B (Please see history section).
- 10.12 A condition has been attached to the current application requiring the submission of a management scheme. This is to ensure that the operation of the ball pitch is adequately managed and safeguard the residential amenity to neighbouring properties.

10.13 Subject to conditions the proposal is considered not to prejudice the amenity of neighbouring residential properties in respect noise disturbance and light pollution. The proposal is also not considered to have any material adverse impacts on adjoining residents' amenity levels in terms overshadowing, loss of light, over-dominance, increased sense of enclosure nor loss outlook. The proposal would therefore accord with policy DM2.1 which seeks to safeguard the amenity of residential properties

Transport

10.14 Concerns have been raised regarding parking outside of school hours. The proposal does not involve provision of parking in accordance with policy DM8.5 of the Development Management Policy. Whilst concerns has been raised regarding pressure on local parking provision outside of school hours the surrounding roads are subject to parking controls in the form of resident's permits, pay and display bays and road markings. Due to this, the limited hours of operation and the high levels of public accessibility at site, the proposal would not result in additional stress on the local highway and parking network.

Other Issues

10.15 It is stated that there is other artificial football pitches available in close proximity for community use as for example William Tyndale Primary School. The school has stated that they have received s106 funding money which is tied into providing improved play space for the school children and the local community.

Directors' Service Level Agreement

10.16 The new sports pitch would be subject to a Community Use and Management Agreement to ensure that the space is suitably managed. This safeguard would protect neighbour amenity, and secure the long term use at an appropriate intensity. This is approved by a Directors' Agreement which operates in a similar way to a section 106 legal agreement.

11. SUMMARY AND CONCLUSION

Summary

11.1 The redevelopment of the playspace to create a 3G artificial grass pitch (APG); installation of ball stop fencing and associated roof netting to the APG perimeter including installation of an artificial (flood) lighting system is considered acceptable in principle. The proposed works are considered to be acceptable in terms of design and appearance.

11.2 In order to minimise impact light and noise disturbance, conditions have been attached restricting hours of operation of the pitch and operation of the

floodlights, requirement to submit a lighting scheme assessment before any development take place and requirement to submit a management scheme.

- 11.3 Overall, the proposal is not considered to result in any significant impacts on residential amenity in terms of light pollution, safety and noise and disturbance. The proposed development would therefore not harm the residential amenities enjoyed by the occupiers of neighbouring properties.
- 11.4 As such, the proposed development is considered to accord with the policies in the London Plan, Islington Core Strategy, Islington Development Management Policies and the National Planning Policy Framework and as such is recommended for an approval subject to appropriate conditions

Conclusion

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

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

That planning permission be granted subject to the prior completion of a Directors' Service Level Agreement between the Director of Children's Services and the Director of Environment and Regeneration 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 Deputy Head of Service:

1. A Community Use and Management Agreement to ensure suitable management and community use.

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: Site Location Plan – 2080 01 00, 2080 02 00, 2080 03 00, 2080 04 00, 2080 05 00, 2080 06 00, 2080 07 00, 2080 08 00, 2080 09 00; Floodlighting Performance Results Rev.1 – 12-01-2017, Optivision Luminaire, Optivision Louvre, ILP 2011 (Guidance Notes for the Reduction of Obtrusive Light GN01:2011), Proposed Materials and Appearance, Noise Management Plan dated 24 February 2017 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 CONDITION: The development shall be constructed in accordance with the schedule of materials noted in part 9 of the application form and as shown on the approved drawings. The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

	<p>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.</p>
4	Hours of Operation
	<p>CONDITION: The proposed all-weather football pitch shall operate only between the hours of 09:00-20:30 Monday to Friday, 10:00-18:00 Saturdays and not at all on Sundays or Bank Holidays.</p> <p>REASON: To ensure that the proposed development does not have an adverse impact on neighbouring residential amenity.</p>
5	Floodlights
	<p>CONDITION: The floodlights shall only be switched on between the hours of 09:00-20:30 Monday to Friday, 10:00-18:00 Saturdays and not at all on Sundays or Bank Holidays. Usage within these hours shall be controlled by a photocell detector and timer switch.</p> <p>REASON: To ensure that the proposed development does not have an adverse impact on neighbouring residential amenity.</p>
6	Lighting Scheme
	<p>CONDITION: Artificial lighting shall be installed as per the lighting scheme set out in the Surfacing Standards Ltd report Floodlighting Performance Results Ref. A – 12 January 2017. The floodlighting shall be regularly checked and maintained to avoid light spill. Artificial lighting to the development must conform to requirements to meet the Obtrusive Light Limitations for Exterior Lighting Installations for Environmental Zone - E2 contained within Table 1 of the Institute of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Lighting, GN01:2011.</p> <p>REASON: To ensure that the proposed development does not have an adverse impact on neighbouring residential amenity.</p>
7	Management Scheme
	<p>CONDITION: A management scheme shall be submitted to and approved in writing by the Local Planning Authority prior to the first use of the sports pitch hereby approved and the use of the pitch shall be as set out in the management scheme permanently thereafter unless agreed to in writing by the Local Planning Authority.</p> <p>REASON: To ensure that the proposed development does not have an adverse impact on neighbouring residential amenity.</p>
8	Anti-Vibration Fencing
	<p>CONDITION: Neoprene anti-vibration washers are to be fitted to every fence post and mesh panel fixing point before first use of the pitch and shall be retained thereafter. The washers are to be regularly checked, maintained and replaced when necessary in order to ensure their proper operation. The pitch shall not be used for ball sports without the washers</p>

	<p>in place.</p> <p>REASON: In order to ensure that existing residential amenity is maintained.</p>
9	<p>Construction Method Plan</p> <p>CONDITION: No development works shall take place on site unless and until a Construction Method Plan has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the construction period. The CMP should include details on the access, parking, and traffic management and delivery arrangement throughout the construction phase of the development. This should include:</p> <ul style="list-style-type: none"> a) identification of construction vehicle routes b) how construction related traffic would turn into and exit the site (including appropriate traffic management) c) the method of demolition and removal of material from the site d) the parking of vehicles of site operatives and visitors e) loading and unloading of plant and materials f) storage of plant and materials used in constructing the development g) the erection and maintenance of security hoarding h) wheel washing facilities where applicable i) measures to control the emission of dust and dirt during construction a scheme for recycling/disposing of waste resulting from demolition j) construction works and k) Construction Phase Plan which includes details of length and times of the works including demolition. The hours of construction should be modified from the standard ones put forward in the application to avoid peak times and also school arrival and departure times. <p>The development shall be carried out strictly in accordance with the details so approved and no change from shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: To ensure that the development does not adversely impact on neighbouring residential amenity.</p>
10	<p>Cycle Parking Provision (Details)</p> <p>CONDITION: Details of the layout, design and appearance (shown in context) of the bicycle storage area(s) shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing onsite. The storage shall be secure and provide for no less than 2 cycle spaces.</p> <p>The bicycle storage area(s) shall be provided strictly in accordance with the details so approved, provided/erected prior to the first occupation of the development, and maintained as such thereafter.</p>

	REASON: To ensure adequate cycle parking is available and easily accessible on site and to promote sustainable modes of transport.
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List of Informatives:

1	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. Whilst no pre-application discussions were entered into, the policy advice and guidance available on the website was followed by the applicant. The applicant therefore worked in a proactive manner taking into consideration the policies and guidance available to them, and therefore the LPA delivered a positive decision in accordance with the requirements of the NPPF.

APPENDIX 2: RELEVANT POLICIES

This appendix lists 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 and Planning Policy Guidance seek to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF and PPG are material considerations 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 2016 Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013. The following policies of the Development Plan are considered relevant to this application:

A) The London Plan 2016 - Spatial Development Strategy for Greater London

Context and strategy

Policy 1.1 (Delivering the strategic vision and objectives for London)

London's people

Policy 3.18 Education facilities

Policy 3.19 Sports Facilities

London's living places and spaces

Policy 7.4 (Local character)

Policy 7.6 (Architecture)

B) Islington Core Strategy 2011

Policy CS8 (Enhancing Islington's Character)

Policy CS9 (Protecting and Enhancing Islington's built and historic environment)

C) Development Management Policies June 2013

Policy DM 2.1 (Design)

Policy DM2.2 Inclusive Design

Policy DM4.12 Social and Strategic infrastructure and cultural facilities

Policy DM 6.1 (Healthy Development)

Policy DM 6.4 (Sport and Recreation)

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

The following SPGs and/or SPDs are relevant:

- Islington Urban Design Guide 2017