

## PLANNING COMMITTEE REPORT

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

<b>PLANNING SUB-COMMITTEE B</b>		
Date:	24 June 2014	NON-EXEMPT

Application number	P2013/4778/FUL
Application type	Full Planning Application
Ward	Highbury East
Listed building	Not listed
Conservation area	Not in a Conservation Area
Development Plan Context	Allocated Site FP5 Highbury Vale Police Station, 211 Blackstock Road, Local Plan: Site Allocations June 2013.
Licensing Implications	None
Site Address	Rear of Highbury Vale Police Station 211 Blackstock Road (between 27 and 41 Canning Road) N5 2JR
Proposal	Demolition of garage, external stores, kennels, and cell block to former Police Station and erection of terrace of six dwellings, as planning permission P2013/0881/FUL, with the addition of a basement level to no.s 31, 33, 35 and 37.

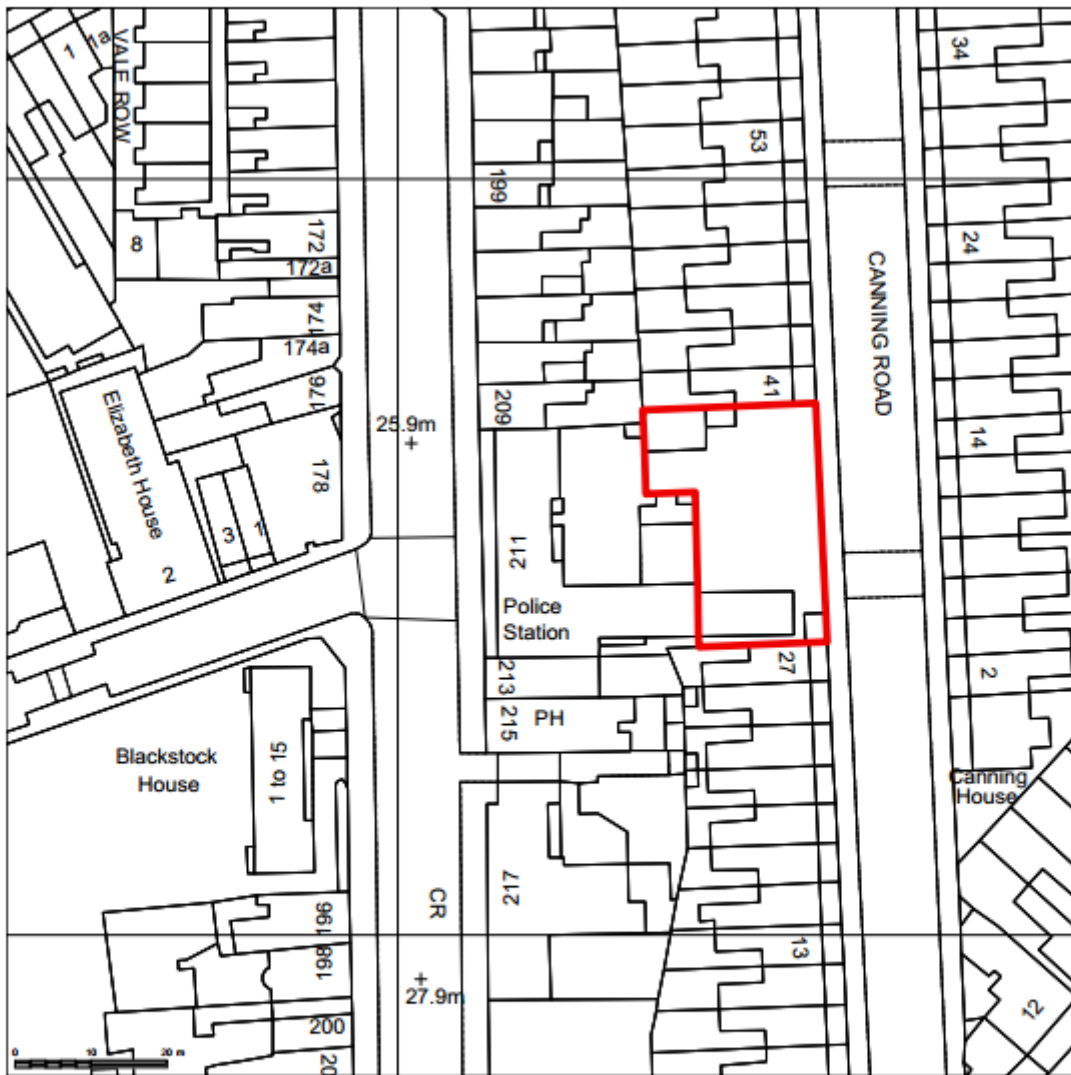
Case Officer	Patrick Brennan
Applicant	Canning Property Holdings Ltd
Agent	Grainger Planning Associates Ltd

### 1.0 RECOMMENDATION

The Committee is asked to resolve to GRANT planning permission:

1. subject to the conditions set out in Appendix 1;
2. subject to the completion of a Unilateral Undertaking securing small site affordable housing contribution and carbon offsetting as set out in Appendix 1.

2.0 SITE PLAN (site outlined in black)



Site Location Plan 1:1000

Site Area : 596sq.m

### 3.0 PHOTOS OF SITE/STREET

Photo 1 – Canning Road Frontage



Photo 2 – Existing on site conditions (June 2014)





**Photo 3 – Southern wall of adjoining terrace to north (43 Canning Road)**



**Photo 4 – Canning Road terraces to north of host site**





Photo 5 – Canning Road Terraces to south



## **4.0 SUMMARY**

- 4.1 Planning Permission is sought for the erection of six terrace dwellings with the addition of a basement level to Nos. 31, 33, 35 and 37 Canning Road.
- 4.2 The current application is essentially the same as P2013/0881/FUL determined at Committee 24 October 2013, however it proposes to include basements with associated rooflights below the four central dwellings (Nos. 31, 33, 35 & 37)
- 4.3 As there is an extant approval in place for redevelopment of the land for an almost identical scheme, save for the addition of the basement levels, the main considerations of this application relate to the impact of the proposed basements on the appearance of the building and the character of the area, existing trees, quality of accommodation and neighbouring amenity.
- 4.4 The proposed addition of basement levels to four of the dwellings and installation of associated rooflights at the front and rear would not result in any readily identifiable impact on the appearance of the approved development and would not have any adverse impact on the character of the streetscape or the surrounding area.
- 4.5 The addition of the basement levels, which would be flexible, multi-purpose space, would serve to improve the quality of the residential accommodate for these dwellings.
- 4.6 The proposal would not have any adverse impacts on the amenity of neighbouring properties in terms of visual bulk, overlooking or overshadowing.
- 4.7 Council's Tree Protection and Landscape Officer is satisfied that existing trees to be retained would not be impacted by the addition of the basement levels and would be sufficiently protected during, the demolition and construction process.

## **5.0 SITE AND SURROUNDING**

- 5.1 27 to 41 Canning Road is a vacant site to the rear of the former Blackstock Road police station located between Riversdale Road and Mountgrove Road.
- 5.2 The application site was formerly part of a larger site which included the police station fronting Blackstock Road. The Canning Road entrance was used for vehicular access and parking for the police station. The larger site has now been divided into two separate sites.
- 5.3 This application only relates to the site to the rear of the police station fronting Canning Road.
- 5.4 There are some existing buildings on the site including a garage, external stores, kennels and the cell block. Some of these have already been demolished and others are proposed to be demolished as part of this application.
- 5.5 The site is not located within a Conservation Area, and there are no listed buildings on the site.

## **6.0 PROPOSAL (in Detail)**

- 6.1 The current application is effectively the same as P2013/0881/FUL however would include the construction of a basement level below four of the six approved dwellings (Nos. 31, 33, 35 and 37 – ie all but the end dwellings, Nos. 29 and 39).
- 6.2 The basements for 31, 33, 35 and 37 would have an internal floor area of 35.5m<sup>2</sup>, 29m<sup>2</sup>, 29m<sup>2</sup> and 48.5m<sup>2</sup> respectively and would each consist of a utility/store room and a home cinema/games room/gym.
- 6.3 Two of the proposed basements would be set back from the front property boundary by 2.8m, the other two 3.4m wide sections of basement for Nos. 31 and 37 would abut the front property boundary.
- 6.4 These two sections of basement for Nos. 31 and 37 would feature 2.5m x 1m rooflights above within the terraces abutting the front property boundary.
- 6.5 Two lightwells to each basement would also be provided to the rear of Nos. 31, 33, 35 and 37.
- 6.6 There would be no other changes to the approved development and the only change to the external appearance of the building would be the addition of the two rooflights within the terraces for Nos. 31 and 37 and the rooflights at the rear.

## **7.0 RELEVANT HISTORY:**

### **Planning Applications**

- 7.1 **P2013/0881/FUL:** Demolition of garage, external stores, kennels and cell block to former Police Station and erection of six terraced dwellings with basement (2 x 4 bed and 4 x 3 bed) – Approved with conditions and subject to legal agreement, 18 November 2013.
- 7.2 **P2014/1294/FUL (Other half of site at 211 Blackstock Road):** Change of use from Sui Generis (Police Station) to part D2 (Gym) use at upper ground floor level, four (4) flexible A1, A2, D1, & B1 use commercial units at lower ground and upper ground floor levels and eight (8) residential units at upper floors; external works including alterations to front facade, alterations to rear including upper ground floor extension, new stair core and lift shaft, new balconies and other alterations to roof and rear façade – yet to be determined at the time of writing this report.

### **Enforcement:**

- 7.3 An enforcement officer visited the site following a complaint that demolition works had commenced in relation to the previous application (P2013/0881). Some demolition works had commenced but these works did not require planning permission.

### **Pre-application Advice:**

- 7.4 None

## 8.0 CONSULTATION

### Public Consultation

8.1 Letters were sent to occupants of 98 adjoining and nearby properties on 21 January 2014. A site notice and press advert were displayed on 23 January 2014. The public consultation of the application therefore expired on 13 February 2014, 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 **seven (7) responses** including **six (6) objections** (one being a joint letter from Cllr Stacy and Cllr Horten), 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):

- The proposed basements would not be in keeping with the located area in terms of scale or local identity (10.10 – 10.22).
- Potential to structural damage to surrounding properties from basement excavation (10.6-10.9).
- The proposed basements would be visible from 29 and 39 Canning Road (proposed as part of this application) and from rear of the former Highbury Vale Police station fronting Blackstock Road to the west (10.21).
- Impacts of basement on groundwater and potential for subsidence and settlement of surrounding properties (10.7-10.9).
- Impact on local road network from construction vehicles (10.39).
- Impact on existing trees from basement works (10.23-10.25).
- The sizes of the proposed basements are overly large for the purpose listed on the plans (10.32).
- The submitted plans do not show chimneys for Nos. 27 and 41 Canning Road (10.40).

It must be noted that matters related to the manner and method of construction of a basement or any part of the building are not material considerations in the planning assessment of this application. These are matters that are covered by separate legislation, including the Building Regulations, the Party Wall Act and the Environmental Protection Act.

The construction of the basement and the wider development would be required to accord with the relevant Building Regulations and other relevant legislation.

### External Consultees

8.3 None.

### Internal Consultees

#### Design and Conservation

8.1 The Design and Conservation Team has **no in principle objection** to the proposal however has provided the following comments:

*The rooflights within the front garden forecourt would be an incongruous feature discordant with the wider terrace and would result in lightspill within the front garden at night which would fail to respect the character of the wider streetscape.*



*If the committee are minded to approve the application, please condition the following:*

*CONDITION: Detailed drawings of the proposed rooflights (to show the design, materials and thickness of the frames) and a sample of the proposed glass shall be submitted to and approved in writing by the local planning authority prior first occupation of any building on the site.*

*Whilst the following condition was not attached previously, I would advise that this opportunity should be taken to make a record of the building which incorporated the police cells, to be deposited with the London Metropolitan Archives or local studies centre:-*

*CONDITION: Prior to the demolition of the former cell block, a photographic record of the building (to include both external and internal photographs) and a key in the form of a cross-referenced floor plan, shall be undertaken and submitted to the local planning authority for approval. Once the record has been agreed by the Council, the applicant shall deposit the record with the Local Archives or the London Metropolitan Archives and evidence of such, in the form of an email confirmation, acknowledged by the local planning authority.*

#### Tree Preservation / Landscape Officer

- 8.2 The Tree Preservation / Landscape Officer has reviewed the proposal and is satisfied that the proposal will not impact the existing trees at the front of the site, subject to the following condition:

*CONDITION: No site clearance, preparatory work or development shall take place until a (the tree protection plan, TPP) and the appropriate working methods (the arboricultural method statement, AMS) in accordance with Clause 7 of British Standard BS 5837 2012 – Trees in Relation to Demolition, Design and Construction has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.*

*Specific issues to be dealt with in the TPP and AMS:*

- a. Location and installation of services/ utilities/ drainage*
- b. Methods of demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees*
- c. Details of construction/ excavation within the RPA or that may impact on the retained trees*
- d. The pavement is not to be obstructed during demolition or construction and the RPA of retained trees not to be used for storage, welfare units or the mixing of materials.*
- e. The location of a cross over or method of delivery for materials onto site*
- f. The method of protection for the retained trees ( the hoarding of the street tree pits).*

*REASON: In the interest of biodiversity, sustainability, and to ensure that a satisfactory standard of visual amenity is provided and maintained.*

## 9.0 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

- 9.4 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:

#### Islington Local Plan

Allocated site FP5 Highbury Vale Police Station, 211 Blackstock Road. Islington's Local Plan: Site Allocations 2013

#### London Plan

None

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

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

## 10.0 ASSESSMENT

- 10.1 As noted, there is an extant approval (P2013/0881/FUL) for the development of the land for 'Demolition of garage, external stores, kennels and cell block to former Police Station and erection of six terraced dwellings with basement (2 x 4 bed and 4 x 3 bed)' issued on 18 November 2013.
- 10.2 The only difference between the approved development and this application is the addition of a basement level for four of the six approved dwellings and associated rooflights at the front and rear in the garden areas.
- 10.3 There have been no significant changes to planning policy since P2013/0881/FUL was issued which would require a fresh assessment of the merits of the wider proposal in terms of the principle of the scheme and matters related to land use, design, amenity, landscape, accessibility or other relevant planning considerations, noting that the current approval remains valid and could be acted upon.

10.4 The main issues arising from this proposal relate to:

- Basement impact;
- Design and character;
- Impact on trees;
- Amenity of neighbouring residents; and
- Quality of accommodation.

10.5 Matters relating to Quality of Resulting Residential Accommodation, Dwelling Mix, Affordable Housing and Financial Viability, Sustainability Energy Efficiency and Renewable Energy are also a consideration following the addition of a basement level for some dwellings.

10.6 A number of issues have been raised by objectors in relation to the potential impact of the construction of the basement levels. It should be noted that matters related to the manner and method of the construction of the proposed basements and the wider development as a whole, are not a material consideration in the planning assessment of this application. As noted, these matters are addressed and controlled by separate legislation, including the Building Regulations, Party Wall Act and the Environmental Protection Act.

#### Basement impact assessment

10.7 Notwithstanding the above, as requested by Council officers, the applicant has submitted a Desk Study and Ground Investigation Report prepared by Geotechnical & Environmental Associates (dated 10 March 2010), which includes a Basement Impact Assessment, to determine the ground conditions, assess the extent of any contamination, to provide information to assist with the design and retaining walls and shallow foundations for the proposed development and provide an indication of the likely impacts of the construction of the basement levels.

10.8 The applicant has also provided a summary of the findings of the Basement Impact Assessment as follows:

- |                            |  |
|----------------------------|--|
| Ground water               | <ul style="list-style-type: none"><li>• no groundwater was encountered at the level of excavation required to construct the proposed basement</li><li>• no impact on former watercourses</li></ul>   |
| Slope Stability            | <ul style="list-style-type: none"><li>• basement retaining walls will be designed and constructed to provide sufficient support prevent slope stability.</li><li>• ground conditions are consistent and stable being London Clay</li></ul> |
| Surface Water/<br>Flooding | <ul style="list-style-type: none"><li>• no potential impacts were identified. The new surface water drainage system will be designed to attenuate the outflow to lessen the load on the existing sewers</li></ul>                          |

10.9 There is nothing within the Islington Development Management Policies which would specifically restrict the creation basements on this property, however the Islington Urban Design Guidelines at Section 2.4.6 (Basement Extensions) do provide some guidance which will be discussed further below.



## Design and character

- 10.10 The addition of the proposed basement levels would not have any readily identifiable impact on the appearance of the approved development. Indeed, the proposed development would be almost identical to the approved development, save for the addition of two rooflights within the front terraces for Nos. 31 and 37 and the addition of two rooflights for each basement at the four dwellings.
- 10.11 The Islington Urban Design Guide (2006) at Section 2.6.6 states that basements '*can potentially increase the overall floor area of a building with little impact upon the external appearance of a residential terrace*' and it is considered that this has been achieved in this instance.
- 10.12 The UDGs also state that '*basement excavations can be unsympathetic to the original frontage if they involve the loss of a verdant front garden*', however there would be no loss of verdant front garden in this case.
- 10.13 The Design and Conservation Team has no in principle objection to the proposal, however has raised a concern about the proposed front rooflights, noting that '*The rooflights within the front garden forecourt would be an incongruous feature discordant with the wider terrace and would result in lightspill within the front garden at night which would fail to respect the character of the wider streetscape*'.
- 10.14 It is noted however that the host property is not included within a conservation area, and therefore the weight given to any impacts on the character of the wider streetscape is not as great as if it were within a conservation area.
- 10.15 That said, the impact of the addition of the rooflights on the streetscape is a consideration, and in this regard, it is noted that whilst there are no other examples of rooflights within the frontages of surrounding properties, the proposed rooflights would sit behind front fences, below the level of the footpath and would face towards the front façade of the proposed dwellings.
- 10.16 The proposed rooflights would therefore be barely visible in views from the street unless standing directly above them on the adjacent footpath.
- 10.17 The Design and Conservation Officer has suggested that should the Committee be minded to approve the application, a condition should be applied requiring the submission detailed drawings of the proposed rooflights.
- 10.18 Concern was also raised by the Design and Conservation Team in relation to potential light spillage from the front rooflights. It is considered that the rooflights would not cause any significant amount of light spillage beyond what would already occur from other windows within the development or what would ordinarily be expected in a residential setting such as this.
- 10.19 It is therefore considered that the addition of the two rooflights at the front of the site would not cause harm to the character and appearance of the streetscene and are acceptable.
- 10.20 The addition of two rooflights at the rear of each of the four properties to be provided with a basement is also considered acceptable. These rooflights would sit slightly above the ground level at the rear and would slope away from the rear façade of dwellings, however

would not be visible from the street as they would be at the rear. These rooflights may be visible from existing buildings to the west at 211 Blackstock Road which forms the other half of the site, and may be visible from future residential properties should this land be redeveloped, however this is not considered unreasonable.

- 10.21 The basement levels would otherwise not be visible as they would be below ground and overall, the visual implications of the proposal are considered acceptable.

#### Impact on existing trees

- 10.22 As noted above, the Council's Tree Protection and Landscape Officer has reviewed the proposal in terms of the impact of basements on the trees at the front of the site, and is supportive of the proposal subject to conditions.
- 10.23 The applicant has submitted the Arboricultural Impact and Method Statement which was prepared in respect of the previous application (P2013/0881/FUL) and has provided a follow letter from their arboricultural consultant which indicates that the addition of the basement levels would not have any additional impact on existing trees at the front of the site.
- 10.24 As suggested by the Tree Protection and Landscape Officer, a condition is recommended requiring the submission of a scheme for the protection of the retained trees prior to the commencement of works associated with the development.

#### Amenity

- 10.25 As noted, the proposal is essentially the same and the existing approval, except for the addition of basements and associated rooflights, there would be no discernable difference to the overall appearance of the development.
- 10.26 The proposal would not create any additional shadows, opportunities for overlooking or increase the visual bulk of the proposed development.
- 10.27 As noted, the only change to the appearance of the building in views from the street would be the addition of two rooflights at the front of Nos. 31 and 37, and this minor change is considered acceptable.
- 10.28 It is therefore considered that the proposal will not cause any adverse impacts on the amenity of neighbouring properties.

#### Quality of Resulting Residential Accommodation

- 10.29 The internal arrangement of approved dwellings would not be altered, except for the addition of the basement levels to four of the dwellings.
- 10.30 The addition of the basement levels, which would be flexible multi-purpose space, would serve to improve the quality of the residential accommodation for these dwellings. Whilst the basement levels would not be provided with any outlook and access to natural light would be limited, the basement levels would not be the primary living areas for these dwellings and therefore this is acceptable.

- 10.31 There is no maximum dwelling size prescribed in the Islington Development Management Policies and there are no valid planning reasons for opposing an increase to the overall floor area of the four dwellings.

#### Affordable Housing and Financial Viability

- 10.32 The applicant has agreed to apply the full affordable housing small sites contribution requirements of £50,000 per dwelling and a total of £600,000 for the site and any approval is given subject to a signed unilateral undertaking.

#### Sustainability Energy Efficiency and Renewable Energy

- 10.33 As was noted in relation to the previous application, the development of this brownfield site is inherently sustainable.
- 10.34 The development will be designed and built to achieve Code for Sustainable Homes level 4 and this will be required by condition.
- 10.35 In addition the applicant has agreed to pay the £1,500 per unit (a total of £9,000) as required by the Environmental Design SPD.

#### Other matters

- 10.36 The Design and Conservation Team has suggested that a condition be applied which would required a record of the building which incorporated the police cells, to be deposited with the London Metropolitan Archives or local studies centre.
- 10.37 However, an inspection of the site has found that the former police cell block has already been demolished, as was previously approved, and therefore is not necessary to apply this condition.
- 10.38 Concerns have been raised by objectors in relation to the impact of construction vehicles on the surrounding road network. A condition is recommended requiring the submission of a Construction and Logistics Plan which would provide an assessment of the planned demolition and construction vehicle routes and access to the site which would be required to be approved by Council prior to any works commencing on site.
- 10.39 An objection also noted that the proposed elevations do not show the chimneys for the adjoining terraces at 27 and 41 Canning Road. Whilst these chimneys are not shown in the proposed elevations, no approval would be provided as part of this application for the removal of either of the chimneys for 27 or 41 Canning Road which do sit within the host site.



## **11.0 SUMMARY AND CONCLUSION**

### **Summary**

- 11.1 The proposal is essentially the same as the development approved by P2013/0881/FUL issued on 18 November 2013, except for the addition of a basement level to the four central dwellings and associated rooflights at the front and rear.
- 11.2 The two rooflights at the front of the property would not be readily visible from public views and would not cause any harm to the character of the streetscape, and the rooflights at the rear would not be visible from the street.
- 11.3 For the reasons set out above, it is considered that the proposal will not have any unreasonable impact on character and appearance of the area and would not cause any adverse impacts on the amenity of neighbouring properties that would warrant withholding planning permission.
- 11.4 The proposal is considered to be consistent with the Islington Core Strategy (2011), the Islington Development Management Policies (2012), the Urban Design Guide 2006 and the Whitehall Park Conservation Area Design Guidelines.
- 11.5 In addition to those conditions relating to the rooflights, the same conditions and s106 requirements that were applied to P2013/0881/FUL are recommended for this application.

### **Conclusion**

- 11.6 It is recommended that planning permission be granted subject to conditions and the signing of a unilateral undertaking 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 conditions listed below and 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 Deputy Head of Service:

1. An affordable housing small sites contribution of £600,000; and
2. A carbon offsetting contribution of £9,000.

#### List of Conditions:

See trees and conditions from previous proposal, make sure still relevant

<b>1</b>	<b>Commencement</b>
	<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>
<b>2</b>	<b>Approved plans list</b>
	<p>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>Planning Statement Dated November 2013, Arboricultural Impact Appraisal and Method Statement (29 July 2013), Code for Sustainable Homes Schedule (March 2013), Accessibility Statement and Flexible Homes Schedule of Accommodation Rev B (November 2013), 1313 PL 001 (Site location plan), 1313 PL 002, 1313 PL 011B, 1313 PL 012, 1313 PL 020B, 1313 PL 021C, 1313-PL-100D, 1313-PL-101G, 1313-PL-102F, 1313-PL-103D, 1313-PL-104D, 1313-PL-105A, 1313-PL-200H, 1313-PL-201J, 1313-PL-250D, 1313-PL-300F, 1313-PL-301D, 13270-BT1, 1313-PL-900D (Schedule of Areas)</p> <p>REASON: To comply with Section 70(1)(a) of the Town and Country Planning Act 1990 as amended and also for the avoidance of doubt and in the interest of proper planning.</p>
<b>3</b>	<b>Construction and Demolition Logistics Plan (Details)</b>
	<p>CONDITION: A report assessing the planned demolition and construction vehicle routes and access to the site including addressing pedestrian and cyclist safety and environmental impacts (including (but not limited to) noise, air quality including dust, smoke and odour, vibration and TV reception) of the development shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site.</p>

	<p>The report shall assess and take into account the impacts during the demolition and construction phases of the development on nearby residential amenity, with means of mitigating any identified impacts.</p> <p>The document should pay reference to Islington's Code of Construction Practice, the GLA's Best Practice Guidance on control of dust from construction sites, BS5228:2009 and any other relevant guidance.</p> <p>The development shall be carried out strictly in accordance with the details so approved and no change there from shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: In order to secure highway safety and free flow of traffic on Canning Road and local residential amenity and mitigate the impacts of the development.</p>
<b>4</b>	<b>Detailed drawings (Details)</b>
	<p>CONDITION: Detailed drawings at scale 1:20, 1:10 and 1:5 (as appropriate) or samples of materials, as appropriate, in respect of the following, shall be submitted to and approved by the Local Planning Authority prior to the relevant part of the works commencing in site:</p> <ul style="list-style-type: none"> <li>• Bricks (samples made available onsite)</li> <li>• Windows (drawings to show size of frame and size and profile of glazing bars)</li> <li>• Railings (drawings of gates and railings to accurately show heights, dimensions, sections and details. This should be based on evidence of originals from surrounding properties. The design and means of fixing should accord with the guidance in the Council's Building Maintenance Guide on Ironwork.</li> <li>• Front rooflights design, materials and thickness of the frame</li> </ul> <p>The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.</p> <p>REASON: To ensure that the resulting appearance and construction of the development is of a high standard</p>
<b>5</b>	<b>Materials (Details)</b>
	<p>A sample panel of proposed brickwork showing the colour, texture, facebond and pointing shall be provided on site and approved in writing by the Local Planning Authority prior to the relevant part of the works are commenced.</p> <p>The approved sample panel shall be retained on site until the work have been completed. Bricks shall be laid in a bond to match the adjacent properties; pointing shall be a lime based mortar mix and shall be finished with a flush profile. Please note that weatherstruck pointing is not appropriate and would not be an acceptable profile finish.</p> <p>REASON To ensure that the resulting appearance and construction of the</p>



	development is of a high standard
<b>6</b>	<b>Materials (Compliance)</b>
	<p>CONDITION: Notwithstanding the approved plans, natural slate shall be used for the roof covering on all of the properties and over the bay windows.</p> <p>REASON: To ensure that the resulting appearance and construction of the development is of a high standard</p>
<b>7</b>	<b>Materials (Compliance)</b>
	<p>CONDITION: Notwithstanding the approved plans, all sash windows and French doors to the front elevation shall be constructed of timber.</p> <p>REASON: To ensure that the resulting appearance and construction of the development is of a high standard</p>
<b>8</b>	<b>Detailed design (Compliance)</b>
	<p>CONDITION: Notwithstanding the approved plans, the following architectural details shall accurately replicate those on the adjacent properties in terms of materials, scale, profile and colour:</p> <ul style="list-style-type: none"> <li>• Dentilled and dogtooth eaves detail</li> <li>• Window architraves</li> <li>• Cill brackets</li> <li>• Door surrounds</li> <li>• Window Cills</li> </ul> <p>REASON: To ensure that the resulting appearance and construction of the development is of a high standard.</p>
<b>9</b>	<b>Lifetime homes</b>
	<p>CONDITION: Prior to any superstructure works, plans shall be submitted and approved in writing by the Local Planning Authority illustrating that a platform lift between entrance level and the lower ground floor (within the lightwell/terrace) can be accommodated for units 29, 33 and 35.</p> <p>REASON: To comply with Islington's flexible lifetime home standards.</p>
<b>10</b>	<b>Code for Sustainable Homes (Compliance)</b>
	<p>CONDITION: The development shall achieve a Code of Sustainable Homes rating of no less than 'Level 4', in accordance with the approved Sustainability Design and Construction Statement and Code for Sustainable Homes Prediction, prepared by Grainger Planning Associates Ltd dated March 2013.</p> <p>REASON: To address climate change and to secure sustainable development</p>
<b>11</b>	<b>Accessible Homes Standards (Compliance)</b>
	<p>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</p>

	<p>Lifetime Homes Standards.</p> <p>REASON: To ensure flexible, visitable and adaptable homes appropriate to diverse and changing needs</p>
<b>12</b>	<p><b>Removal of Permitted Development Rights – Houses (Compliance)</b></p> <p>CONDITION: Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any amended/updated subsequent Order) no additional windows, extensions or alterations to the dwellinghouse(s) hereby approved shall be carried out or constructed without express planning permission.</p> <p>REASON: To ensure that the Local Planning Authority has control over future extensions and alterations to the resulting dwellinghouse(s) in view of the limited space within the site available for such changes and the impact such changes may have on residential amenity and the overall good design of the scheme</p>
<b>13</b>	<p><b>Tree Protection</b></p> <p>CONDITION: No site clearance, preparatory work or development shall take place until a scheme for the protection of the retained trees (the tree protection plan, TPP) and the appropriate working methods (the arboricultural method statement, AMS) in accordance with Clause 7 of British Standard BS 5837 2012 –Trees in Relation to Demolition, Design and Construction has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.</p> <p>Specific issues to be dealt with in the TPP and AMS:</p> <ul style="list-style-type: none"> <li>a. Location and installation of services/ utilities/ drainage</li> <li>b. Methods of demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees</li> <li>c. Details of construction/ excavation within the RPA or that may impact on the retained trees</li> <li>d. The pavement is not to be obstructed during demolition or construction and the RPA of retained trees not to be used for storage, welfare units or the mixing of materials.</li> <li>e. The location of a cross over or method of delivery for materials onto site</li> <li>f. The method of protection for the retained trees (the hoarding of the street tree pits).</li> </ul> <p>REASON: In the interest of biodiversity, sustainability, and to ensure that a satisfactory standard of visual amenity is provided and maintained</p>
<b>14</b>	<p><b>Pruning</b></p>

	<p>CONDITION: The pruning works to Islington Council's trees must be agreed in writing by Islington's Greenspace Tree Service and undertaken by Contractors appointed by them. Six weeks' notice must be given to the Tree Service in writing in advance of the works being required and prior to the demolition and development being commenced.</p> <p>REASON: To ensure that a satisfactory standard of visual amenity is provided and maintained</p>
<b>15</b>	<b>Waste management</b>
	<p>CONDITION: The dedicated refuse / recycling enclosure(s) shall be provided prior to the first occupation of the development hereby approved and shall be maintained as such thereafter.</p> <p>REASON: To secure the necessary physical waste enclosures to support the development and to ensure that responsible waste management practices are adhered to.</p>
<b>16</b>	<b>Car Free development</b>
	<p>CONDITION: All future occupiers of the residential unit hereby approved shall not be eligible to obtain an on street residents' parking permit except:</p> <p>i) In the case of disabled persons;</p> <p>ii) In the case of units designated in this planning permission as "non car free"; or</p> <p>iii) 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.</p> <p>REASON: To ensure that the development remains car free.</p>

**List of Informatives:**

<b>1</b>	<b>S106</b>
	<p>SECTION 106 AGREEMENT</p> <p>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.</p>
<b>2</b>	<b>Superstructure</b>
	<p>DEFINITION OF 'SUPERSTRUCTURE' AND 'PRACTICAL COMPLETION'</p> <p>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.</p>

<b>3</b>	<b>Community Infrastructure Levy (CIL) (Granting Consent)</b>
	<p>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 <a href="mailto:cil@islington.gov.uk">cil@islington.gov.uk</a>. 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: <a href="http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil">www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil</a></p>
<b>4</b>	<b>Positive Statement</b>
	<p>A pre-application advice service is also offered and encouraged. Whilst no pre-application discussions were entered into, the LPA and the applicant have worked positively and proactively in a collaborative manner through the application stage to deliver an acceptable development in accordance with the requirements of the NPPF. The LPA acted in a proactive manner offering suggested improvements to the scheme (during application processing) to secure compliance with policies and written guidance. These were incorporated into the scheme by the applicant or have been dealt with by condition.</p> <p>This resulted in a scheme that accords with policy and guidance as a result of positive, proactive and collaborative working between the applicant, and the LPA during the application stages.</p>

## **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 and the 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**

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

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

Policy 2.2 London and the wider metropolitan area

Policy 2.9 Inner London

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

Policy 3.3 Increasing housing supply

Policy 3.4 Optimising housing potential

Policy 3.5 Quality and design of housing developments

Policy 3.11 Affordable housing targets

Policy 3.12 Negotiating affordable housing on individual private residential

and mixed use schemes

Policy 3.13 Affordable housing thresholds

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

Policy 5.1 Climate change mitigation

Policy 5.2 Minimising carbon dioxide emissions

Policy 5.3 Sustainable design and construction

Policy 5.6 Decentralised energy in development proposals

Policy 5.7 Renewable energy

Policy 5.10 Urban greening

Policy 5.11 Green roofs and development site environs

Policy 5.13 Sustainable drainage

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

Policy 6.9 Cycling

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

Policy 6.10 Walking

Policy 6.13 Parking

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

Policy 8.1 Implementation

Policy 8.2 Planning obligations

Policy 8.3 Community infrastructure levy

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

### Spatial Strategy

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 CS12 (Meeting the Housing Challenge)

Policy CS13 (Employment Spaces)  
Policy CS15 (Open Space and Green Infrastructure)  
Policy CS16 (Play Space)  
Policy CS17 (Sports and Recreation Provision)

### Infrastructure and Implementation

Policy CS18 (Delivery and Infrastructure)  
Policy CS20 (Partnership Working)



## **C) Development Management Policies June 2013**

### **Design and Heritage**

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

### **Housing**

- DM3.4 Housing Standards
- DM3.5 Private Outdoor Space
- DM3.7 Noise and Vibration (residential uses)

### **Health and open space**

- DM6.5 Landscaping, trees and biodiversity

### **Energy and Environmental Standards**

- DM7.1 Sustainable design and construction
- DM7.2 Energy efficiency and carbon reduction in minor schemes
- DM7.4 Sustainable design standards

### **Transport**

- DM8.3 Public Transport
- DM8.4 Walking and cycling
- DM8.5 Vehicle Parking

### **Infrastructure**

- DM9.1 Infrastructure
- DM9.2 Planning Obligations
- DM9.3 Implementation

## **3. 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:

Allocated Site FP5 Highbury Vale Police Station, 211 Blackstock Road, Local Plan: Site Allocations June 2013.

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

The following SPGs and/or SPDs are relevant:

### **Islington Local Development Plan**

#### **Environmental Design**

- Urban Design Guide
- Small sites affordable housing

### **London Plan**

- Accessible London: Achieving and Inclusive Environment
- Housing
- Sustainable Design & Construction
- Shaping Neighbourhoods – Play and Informal Recreation SPG
- Planning for Equality and Diversity in London