

## PLANNING COMMITTEE REPORT

Development Management Service  
Planning and Development Division  
Environment and Regeneration  
Department  
PO Box 333  
222 Inner Street

|                           |               |                           |
|---------------------------|---------------|---------------------------|
| <b>PLANNING COMMITTEE</b> |               | <b>AGENDA ITEM NO: B3</b> |
| <b>Date:</b>              | 27 April 2017 | <b>NON-EXEMPT</b>         |

|                          |  |
|--------------------------|--|
| Application number       | P2016/5054/LBC   |
| Application type         | Listed Building Consent  |
| Ward                     | Holloway   |
| Listed building          | Verger's Cottage   |
| Conservation area        | Hillmarton Conservation Area<br>Hillmarton Conservation Area Article 4 Directions  |
| Development Plan Context | <ul style="list-style-type: none"><li>- Nags Head and Upper Holloway Road Core Strategy Key Area</li><li>- Camden Road/Parkhurst Road Employment Growth Area</li><li>- Camden Road New Church Tower and Spire, Camden Road Local Landmark</li><li>- Major Cycle Route Camden Road and Parkhurst Street</li></ul>                               |
| Licensing Implications   | Not Applicable   |
| Site Address             | Islington Arts Factory, 2 Parkhurst Road & 2A Parkhurst Road, London N7 0SF.   |
| Proposal                 | P2016/5054/LBC:<br>Refurbishment and conversion of Grade II listed former Verger's Cottage and refurbishment of former Sunday School building to provide 413 square metres (GIA) of office floorspace (Use Class B1), including repairs to and reinstatement of window glazing and frame, along with demolition of link extension to the rear. |

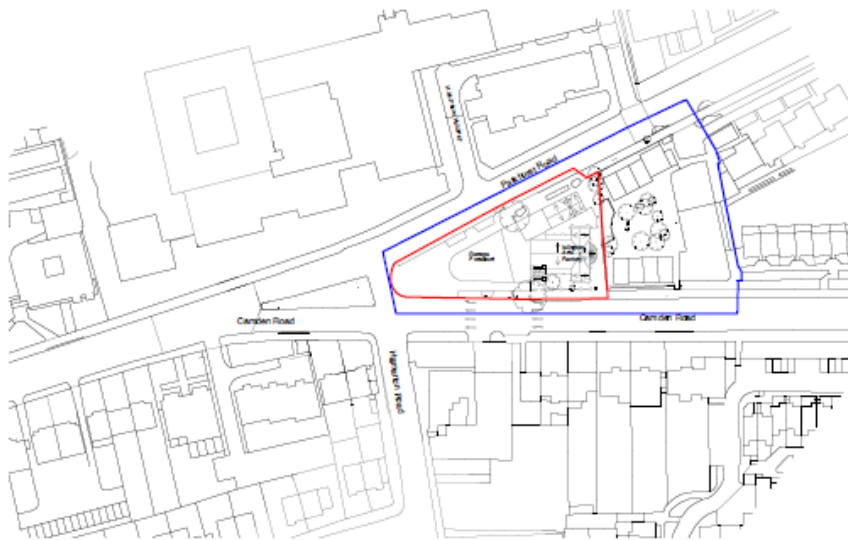
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|--------------|-----------------|
| Case Officer | John Kaimakamis |
| Applicant    | City of London  |

## 1. RECOMMENDATION

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

1. subject to the conditions set out in Appendix 1;
2. subject to members resolving to grant planning permission for the related planning application P2015/0330/FUL

## 2. SITE PLAN (site outlined in red)



## 3. PHOTOS OF SITE/STREET



Figure 1 Apex of site at junction of Camden Road and Parkhurst Road





**Figure 2 Camden Road**



**Figure 3 Parkhurst Road**

#### **4. SUMMARY**

- 4.1 The redevelopment of this site to provide a mix of community facilities, office and residential accommodation in this location would be appropriate in this location.
- 4.2 The proposed buildings respect the heights of buildings in the immediate context and would result in a successful townscape in this location. Further, the high quality design would be sensitive to surrounding heritage assets and complementary to local identity. No part of the proposed development would block, detract from or have an adverse effect on any significant strategic or local protected views.

#### **5. SITE AND SURROUNDING**

- 5.1 The application site comprises land occupied by the Islington Arts Factory (the "IAF"), together with an area of car parking that is used for the car workshop facility (which is located across Camden Road to the south). The site is 0.2ha in size.
- 5.2 The application site is triangular in shape and extends to meet the junction of Camden Road and Parkhurst Road at its narrowest point to the west. Camden Road forms the southern boundary of the site, and Parkhurst Road forms its northern boundary. The Holloway Estate Community Centre forms the eastern boundary. Both Camden Road and Parkhurst Road are 'red routes' and are therefore managed by Transport for London, both of which are defined as major cycle routes.
- 5.3 The level of the site falls slowly to the east. The application site contains 9 trees, which include one street tree located adjacent to the former Sunday school on Parkhurst Road and one street tree adjacent to the church on Camden Road (both London Plane trees).
- 5.4 There are three buildings on the site, the former Church and Sunday School (and Vergers Cottage) and the former petrol filling station office and its canopy. The former church and Sunday school contain the IAF, which offers: 2 dance studios, artists' studios, music rooms, a café with outdoor seating/garden, a gallery space; and toilets and changing facilities.
- 5.5 The former petrol filling station (PFS) is used in connection with car storage, with approximately 30 cars parked in the forecourt at any one time. There is another site for Exan's Accident Repair Centre, which is located opposite the application site on the southern side of Camden Road.
- 5.6 The site has a PTAL of 6a, indicating its excellent location in relation to public transport. Caledonian Road Underground Station is located approximately 770 metres from the site, providing services on the Piccadilly Line. Seven bus routes are located approximately 100 metres from the site: 17, 29, 91, 253, 254, 259 and 393.
- 5.7 The site is located within the Hillmarton Conservation Area with the former church and Sunday school (together) designated as a local landmark (LL4: Camden Road New Church Tower and Spire, Camden Road). Additionally, the site is located within an Employment Growth Area.

## **6. PROPOSAL (IN DETAIL)**

- 6.1 The proposals as originally submitted sought planning permission for the redevelopment of the site consisting of:
  - demolition of the existing garage structure and verger's cottage
  - refurbishment of the Sunday School building to provide 2 private residential units (2 x 2-bed),

- refurbishment of the Church building to provide 7 private residential units (3 x 1-bed, 2 x 2-bed and 2 x 3-bed) and
  - construction of a new 5-storey building with basement below to provide 695sqm of community floorspace (Use Class D1), 52 square metres of office floorspace (Use Class B1) and 20 affordable residential units (10 x 1 bed, 8 x 2 bed and 2 x 3 bed).
- 6.2 This resulted in a total of 29 residential units (13 x 1-bed, 12 x 2-bed and 4 x 3-bed), along with associated landscaping, access, parking and public realm works.
- 6.3 The original planning submission also proposed to demolish the 'new' entrance to the Church and a number of external alterations to the existing buildings including new insertions and alterations of existing windows.
- 6.4 Additionally, the proposal sought to reinstate the spire to the tower of the existing Church building.
- 6.5 Conservation/design and planning officers expressed concerns in relation to the proposal with regard to the overall built form, a lack of justification in the plans to demolish the Verger's Cottage, the detailed design of the new building and lack of ground floor frontage and as a result the applicant amended the application to reduce the volume and massing of the proposed building.
- 6.6 The amendments consisted of reducing the height of the building to the existing ridge height of the existing Church building, an increase in the amount of glazing to both street elevations in order to reduce the amount of solid to void ratio, introduction of active frontages and passive surveillance opportunities at ground floor level, reduction in the overall size of the dormers at roof level and no external insertions or alterations to the existing buildings other than to reinstate original features where repair is required. Finally, the Verger's Cottage was to be retained in full and no demolition was proposed.
- 6.7 The amended proposal provides for 546 square metres (GIA) of employment floorspace and is broken down as follows:
- an Estate office for the City of London located to the ground floor of the new building (56.5 sq m);
  - an office unit to the ground floor of the new building (69 sq m);
  - conversion of the existing Verger's Cottage and Sunday School (414 sq m); and
  - 6.5 square metres of ancillary circulation space.
- 6.8 Therefore, as amended, the application seeks listed building consent for Refurbishment and conversion of Grade II listed former Verger's Cottage and refurbishment of former Sunday School building to provide 413 square metres

(GIA) of office floorspace (Use Class B1), including repairs to and reinstatement of window glazing and frame, along with demolition of link extension to the rear.

## 7. RELEVANT HISTORY:

7.1 No planning applications of relevance.

## 8. CONSULTATION

### Public Consultation

8.1 Letters were sent to the occupants of 259 adjoining and nearby properties in April 2015 and consulted for a minimum of 21 days. Site notices and a press advert were also displayed in April 2015 for a minimum of 21 days.

8.2 The revised proposals were also subject to a re-consultation period. The same occupants of 259 adjoining and nearby properties along with all those who had submitted representations were consulted for a period of 21 days in January 2017. A site notice and press advert were also displayed in January 2017.

8.3 In response to both consultation periods, a total of 5 objections were submitted. One (1) letter of support was also submitted along with a supporting statement from the Islington Arts Factory.

8.4 The issues in relation to listed building issues and the Vergers Cottage raised can be summarised as follows (officers response is provided in italics):

- Objections to the demolition of the Verger's Cottage and new insertions and alterations to the existing Sunday School and Church buildings;  
*[The revised proposals now maintain the Verger's Cottage and no internal and external alterations are proposed other than to reinstate original features and removal of unsympathetic modern alterations. Additionally, no new insertions or alterations to windows will take place to the existing Sunday School and Church buildings other than to reinstate and repair where necessary.]*
- Proposed new building does not put forward a high quality contextual design for this Conservation Area;  
*[The proposal has been designed in a manner to respect the existing buildings retained on site and also draws upon the historical massing of the former building to occupy the site. The proposed development has been designed in consultation with Design and Conservation officers and also responded to comments made by the Design Review Panel. It is considered that it is respectful of its immediate context and the wider adjoining Conservation Areas in terms of its scale, massing and height, and generally reflects the prevailing streetscene scale and does not dominate the streetscene or public realm].*

### **External Consultees**

- 8.5 **Historic England** have stated that the planning application and listed building consent application should be determined in accordance with national and local policy guidance, and on the basis of Islington's specialist conservation advice.

### **Internal Consultees**

- 8.6 **Design and Conservation Officer** stated they are more comfortable about the proposed massing, height and bulk of the proposal as a result of the revised plans. Their previous concerns with regard to views have been overcome with a significant reduction in the impact on these views. Accepting that the site is situated in a heavily built urban area, they are of the view that the proposed massing, bulk and heights are generally acceptable. Retention of the Verger's Cottage and minimal works to the existing buildings are also seen as appropriate. Conditions are recommended for materials and details so that the quality of the design is not compromised, while the proposed materials have been agreed in consultation with officers.

### **Other Consultees**

- 8.7 Islington's Design Review Panel considered the proposed development at application stage on 14 April 2015. The panel's written comments are summarised below and their response in full is attached under Appendix 3:

#### **Verger's Cottage Demolition**

The Heritage Statement does not acknowledge the demolition of the Verger's cottage which also makes a positive contribution to the conservation area. However it might be that a case could be made that any extra units combined with securing the rebuilding of the church spire (including restoration of the currently bricked up openings) via legal agreement might outweigh the harm arising from the loss of the verger's cottage.

#### **Officer's Comments**

*Since the submission of the planning application in 2015 the Verger's Cottage has been grade listed by Historic England. In response, the applicant has revised the proposal to maintain the Verger's Cottage in full with the only external alterations relating to the reinstatement of original features.*

#### **Height/Massing/Scale**

The form/layout is essentially acceptable, however, the scheme would benefit from a reduced height if reductions can be made in floor to ceiling heights.

#### **Officer's Comments**

*Whilst the same amount of storeys are maintained, the revised proposals have*



*reduced the overall height of the building, which includes reduction at roof level and the internal floor to ceiling heights. As such, the overall height of the new building would match that of the ridge height of the Church building.*

#### Dormers

The dormers appear overly prominent/bulky thus making the building seem top heavy.

#### Officer's Comments

*The revised plans have reduced the bulk of the dormers by setting them further in from the main elevation building line and also reduced the overall size and scale.*

#### Solid to Void Ratio on Elevations of the New Building.

The solid to void ratio is considered excessive, with too much brickwork and too few and too narrow windows. The quantity of glazing must be increased as the elevations have an excessive amount of blank brickwork.

#### Officer's Comments

*The revised plans have increased the overall size and number of windows on both elevations fronting Parkhurst and Camden Roads which have resulted in a considerable reduction in the solid to void ratio of the proposed new building. This has also resulted in much more glazing and a lesser amount of blank brickwork.*

#### Ground Floor Elevations

The ground floor elevations suffer in particular from a lack of openings and insufficient passive surveillance opportunities.

#### Officer's Comments

*The revised plans have amended the ground floor frontages to both elevations with the introduction of more glazed areas, the introduction of a café, and replacement of the brick fence with suitable railings to allow for a more active frontage and better passive surveillance opportunities.*

#### Apex of New Building

The apex of the building (of which there is an important view from Camden Road) is lacking in interest which could be improved by increased fenestration.

#### Officer's Comments

*The revised submission has increased the articulation and fenestration of the apex of the building with the introduction of glazing and articulated brickwork, which has resulted in an appropriate improvement to the detailed design of this aspect of the building.*

#### Replacement Windows to Existing Buildings

The new and replacement windows and windows to the historic church building need amending to better reflect the character of the building rather than the domestic contemporary designs which are proposed. The new long strip window proposed to the gable end is not considered to be acceptable.

#### Officer's Comments

*The revised proposals do not alter any of the existing window openings of the Church building, Sunday School building or Verger's Cottage. Further, all windows are to remain intact and the only changes will be to repair any windows in a poor state to their original state.*

## **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.
- 9.3 Under the Ministerial Statement of 18 December 2014, the government seeks to increase the weight given to SuDS being delivered in favour of traditional drainage solutions. Further guidance from the DCLG has confirmed that LPA's will be required (as a statutory requirement) to consult the Lead Local Flood Authority (LLFA) on applicable planning applications (major schemes).

### **Development Plan**

- 9.4 The Development Plan is comprised of the London Plan 2015 (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**

- 9.5 The site has the following designations under the London Plan 2015, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013:

- Hillmarton Conservation Area
- Hillmarton Conservation Area Article 4 Directions
- Nags Head and Upper Holloway Road Core Strategy Key Area
- Camden Road/Parkhurst Road Employment Growth Area
- Camden Road New Church Tower and Spire, Camden Road Local Landmark
- Major Cycle Route Camden Road and Parkhurst Street

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

9.6 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:

- Principle (Land Use)
- Design, Conservation and Heritage Considerations (including and Listed Building issues)

### **Land-use**

10.2 The proposal involves the relocation of the Islington Arts Factory from the Church/Sunday School/Vergers Cottage buildings (to be redeveloped for private residential use and office floorspace) to a replacement purpose-built unit at basement and ground floor levels of the proposed new affordable residential building.

10.3 The revised proposal provides for 546 square metres (GIA) of employment floorspace and is broken down as follows:

- an Estate office for the City of London located to the ground floor of the new building (56.5 sq m);
- an office unit to the ground floor of the new building (69 sq m);
- conversion of the existing Verger's Cottage and Sunday School (414 sq m); and
- 6.5 square metres of ancillary circulation space.

### **Design, Conservation and Heritage Considerations (including Listed Building issues)**

10.4 The site is located within the Hillmarton Conservation Area and is highly prominent in its location close to the junction of the busy Camden Road and Parkhurst Road. The site currently contains a Gothic church building (along with a new entrance to the church and lecture hall), the former Sunday School and extension, along with the Verger's Cottage. The Verger's Cottage is Grade Listed (II), while the Sunday School and church building are not grade or locally listed. Nevertheless, the Sunday school and church building do require listed building consent for alterations by virtue of being attached to the Verger's Cottage. The site as a whole is contained within a designated heritage asset, being the Hillmarton Conservation Area.

10.5 Development Plan policies seek to secure sustainable development that is of high quality and contributes towards local character, legibility, permeability and accessibility of the neighbourhood. Developments should contribute to people's sense of place, safety and security. Development should have regard to the pattern and grain of spaces and streets in

orientation, scale, proportion and mass and be human in scale with street level activity.

- 10.6 The delivery of high quality design including the conservation and enhancement of the historic environment is a key objective of the planning system which is to contribute to achieving sustainable development as supported by the NPPF. Sustainable development is further described as including positive improvements in the quality of the built and historic environments including but not limited to replacing poor design with better design (para 9). A core planning principle of the NPPF is to always seek to secure high quality design (para17).
- 10.7 NPPF Chapter 7 'Requiring good design' reinforces that this is a key aspect of sustainable development and indivisible from good planning and should contribute positively to making places better for people. Chapter 7 also confirms that high quality design includes consideration of individual buildings, public and private spaces. Policies and decisions should ensure that development amongst other things, responds to local character and history and reflects the identity of local surroundings and materials, whilst not preventing or discouraging appropriate innovation. Also, that they are visually attractive as a result of good architecture and appropriate landscaping.
- 10.8 NPPF Chapter 12 'Conserving and enhancing the historic environment' sets out the criteria for the conservation and enjoyment of the historic environment in the strategy of local plans as well as relevant criteria for assessing and determining planning applications. Consideration includes harm posed to both designated and non-designated heritage assets and their setting.
- 10.9 At the regional level, high quality design is central to all the objectives of the London Plan and is specifically promoted in chapter 7 policies. These include: policy 7.1 which sets out some overarching design principles; policy 7.6 which considers building architecture; policy 7.7 which addresses specific design issues associated with tall buildings; policy 7.8 which seeks to protect heritage assets; policy 7.11 which considers strategic landmarks and wider character; and policy 7.4 which considers local character.
- 10.10 At a local level, Core Strategy Policy CS8 states that the scale of development will reflect the character of the area, while Policy CS9 requires new buildings to be of sympathetic scale and appearance and to be complementary to local identity; the historic significance of heritage assets and historic environment will be conserved whether they are designated or not; new buildings and developments to be based on a human scale and efficiently use a site which could mean some high density development; and tall buildings are generally inappropriate. This is further supported by Development Management policies DM2.1 (Design) and DM2.3 (Heritage).



- 10.11 The proposed redevelopment seeks to:
- Refurbish the Grade II listed Verger's Cottage and former Sunday School building for Use Class B1 office floorspace;
  - Convert the Church to provide 7 private residential units; and
  - Construct a new 5-storey building on the site to provide for a community centre, office floorspace and 18 social rented affordable units.
- 10.12 Since the revised proposals were submitted, the Verger's Cottage and entrance (part of the former Camden Road New Church complex), have been Grade II listed. As such, Listed Building Consent would be required for any alterations. The building has been listed primarily for its ornate interior and intact plan form in addition to its detailed elevations.
- 10.13 Additionally, the Verger's Cottage makes a significant contribution to the Hillmarton Conservation Area, which is a designated heritage asset.
- 10.14 Paragraph 129 of the NPPF requires "planning authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal".
- 10.15 The submission includes a detailed survey of the Verger's Cottage and the layouts proposed retain the interior walls, mosaics and details. It is proposed to convert the building along with the Sunday School building into business floorspace making use of the existing features and retaining all of the walls and doorways that remain from the original cottage. The proposed external alterations to the Verger's Cottage would reinstate original windows and remove recent inappropriate alterations such as the veranda to the entrance. Details of the existing elements of the buildings and detailed designs of the proposed reinstated elements have been submitted and it is considered that these alterations would not affect the significance of these buildings and are also appropriate to conserve and enhance their significance. These details are to be conditioned should planning permission and listed building consent be granted.
- 10.16 Additionally, the proposed conversion of the Church building into residential units would be limited to internal alterations that are considered acceptable, whilst the external alterations would be limited to replacement of existing windows in need of repair with materials to match the original windows of the Church.
- 10.17 Finally, as required by the NPPF any redevelopment should exploit all possibilities to enhance the conservation area. In this instance the proposal seeks to re-instate the missing top part of the spire to the church, which is

considered to be a heritage/public benefit. The reinstatement of the church spire is to be secured by legal agreement, conditions and a construction management plan should planning permission be granted.

- 10.18 The proposed new building as originally submitted included a 5-storey building that was taller than the ridge height of the existing Church building, with a solid to void ratio that was excessive, prominent dormers that were overly prominent and bulky and a ground floor elevation that had insufficient active frontages for passive surveillance. Additionally, the apex of the new building at the corners of Parkhurst Road and Camden Road lacked articulation.
- 10.19 Planning and Design officers expressed concerns in relation to the above concerns and its general setting amongst adjoining and surrounding designated heritage assets, as well as its prominence from certain protected views. Consequently, there have been amendments to the scheme since its submission, as outlined above in Section 3 of the Report. The most notable amendment to the proposed scheme included a revision so that the overall building height was reduced to no higher than the ridge of the existing Church building. Additionally, the solid to void ratio was significantly reduced, while the mass and bulk of the dormers was significantly reduced, and the apex of the building was redesigned to provide more articulation. Finally, significant alterations were undertaken to the ground floor elevation in order to create a more responsive active frontage at this important intersection.
- 10.20 The assessment below in terms of design is based on the revised drawings.
- 10.21 Given the existing significant buildings on the site (including the grade listed Verger's Cottage), any proposal on the site must consider the impact on the significance of these buildings and the heritage asset as a whole, taking into account proportion, height, massing, bulk, materials, use, relationship with adjacent heritage assets, alignment and general treatment of setting. Specifically, the development should be high quality contextual urban design and respond successfully to the 'iron' shape of the site as the original building on the site, The Athenaeum, formerly did, whilst not obscuring or detracting from views of the church and other buildings, and also being appropriately subordinate to the church and other buildings.
- 10.22 It is considered that the revised design of the new building would fit in with the local vernacular in the Hillmarton Conservation area where large villas and more regular shaped blocks of flats predominate. The proposed balconies are recessed or integrally designed within buildings, whilst the roof level dormers are sufficiently minimized in scale so as not to appear dominant or bulky. It is considered that the proposed new building responds in design terms to create a focal corner building and also respect the importance of building lines in this area of the borough. It is considered that the existing church with improvements regarding the reinstatement of the spire is the natural focal point in this location. As such, the proposed footprint and the proposed building line of the development in conjunction

with the proposed height of the development are considered to ensure that the proposed development would not form an over dominant visually harmful feature when seen within its context.

- 10.23 Additionally, the proposed five-storey building no longer includes a two-storey link extension to the Verger's Cottage and as a result provides for a thoroughfare through the site between the new and existing buildings on the site. In combination with the above revisions, it is considered that the new building would respect the setting of the listed Verger's Cottage and not have a detrimental impact on its significance.
- 10.24 Therefore, it is considered that the overall design, scale, massing, footprint and height of the development of the proposed new building to be appropriate and responds adequately to its context. The proposed building would be in the form of a contemporary design and it is considered that the proposal has been designed in a manner to ensure that it would sit comfortably and harmoniously integrate with the site and within the streetscene and not detract from or compete with the significance of the streetscene character of adjoining or nearby buildings.

## **11. SUMMARY AND CONCLUSION**

### **Summary**

- 11.1 The delivery of this scheme would be consistent with the broad aims of the NPPF and its presumption in favour of sustainable development that supports economic growth, but also seeks to ensure social and environmental progress.
- 11.2 The redevelopment of this site to provide a mix of community facilities, office and residential accommodation in this location within a designated employment growth area would be appropriate in this location. The re-use of the listed building is appropriate.
- 11.3 The proposed building would make a positive contribution to the local townscape and in terms of height, form and scale would not detract from the setting of listed buildings or the character or appearance of surrounding conservation areas.
- 11.4 The scheme is therefore considered acceptable and recommended for approval subject to appropriately worded conditions and s106 obligations and contributions to mitigate against its impact.

### **Conclusion**

- 11.5 It is recommended that planning permission be granted subject to conditions and s106 legal agreement heads of terms for the reasons and details as set out in Appendix 1 - RECOMMENDATIONS.

## APPENDIX 1 – RECOMMENDATIONS

### RECOMMENDATION A

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

#### List of Conditions:

|          |   |
|----------|---|
| <b>1</b> | <p><b>Commencement</b></p> <p>The works hereby permitted shall be begun not later than three years from the date of this consent.</p> <p>REASON: To comply with the provisions of Section 18(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).</p>  |
| <b>2</b> | <p><b>Approved plans list</b></p> <p>The development hereby approved shall be carried out in accordance with the following approved drawings and information:<br/> DrawingNos.:2273_PL_001A;2273_PL_010B;2273_PL_011B;2273_PL_012B;2273_PL_015C;2273_PL_020B;273_PL_021B;2273_PL_022B;2273_PL_023B;2273_PL_030;2273_PL_040B;2273_PL_041B;2273_PL_045C;2273_PL_046B;2273_PL_047B;2273_PL_050F;2273_PL_060;F;2273_PL_100G;2273_PL_101J;2273_PL_102E;2273_PL_103E;2273_PL_104F;2273_PL_105F;2273_PL_106C;2273_PL_119C;2273_PL_120D;2273_PL_121C;2273_PL_122C;2273_PL_130C;2273_PL_131A;2273_PL_132B;2273_PL_133A;2273_PL_134B;2273_PL_135A;2273_PL_400G;2273_PL_401G;2273_PL_402E;2273_PL_403F;2273_PL_410D;2273_PL_420D;2273_PL_421D;2273_PL_500D;2273_PL_501D;2273_PL_510D;2273_PL_520E;2273_PL_521D;2273_PL_522D;2273_PL_650D;2273_PL_651B;2273_PL_652B;2273_PL_653B;2273_PL_700;2273_PL_710B;2273_PL_711A;2273_PL_750A;2273_PL_950;2273_PL_951;2273_PL_952_A;2273_PL_953_A;2273_PL_954</p> <p>Acoustic Assessment (prepared by Bickerdike Allen Partners, December 2014)</p> <p>Air Quality Assessment (prepared by REC, December 2014)</p> <p>Construction Method Statement (prepared by HA Goddard and Sons, January 2015)</p> <p>Contaminated Land Assessment (prepared by REC, January 2015)</p> <p>Internal Daylight Report (REVISED) (prepared by EB7, December 2016)</p> <p>Design and Access Statement (REVISED) (prepared by Studio Partington, December 2016)</p> <p>Draft Heads of Terms (prepared by Maddox Associates, March 2015)</p> <p>Existing Window Survey – Church (prepared by Studio Partington, November 2016)</p> <p>Existing Window Survey – Sunday School and Verger’s Cottage (prepared by Studio Partington, November 2016)</p> <p>Economic Viability Assessment (prepared by Aspinal Verdi, March 2017)</p> <p>Flood Risk Assessment (prepared by RAB, January 2015)</p> <p>Foul Sewage and Utilities Assessment Report (prepared by Pitman Associates, January 2015)</p> |

|          |   |
|----------|---|
|          | <p>Health Impact Assessment Screening (prepared by Maddox Associates, January 2015)</p> <p>Heritage Statement (REVISED) (prepared by the Heritage Advisory, December 2016)</p> <p>Historic Environment Assessment (prepared by MOLA, October 2014)</p> <p>Open Space Assessment (prepared by Maddox Associates, January 2015)</p> <p>Planning Statement (prepared by Grade Planning, December 2016)</p> <p>Sustainable Design and Construction Statement (REVISED) (prepared by EB7, November 2016)</p> <p>Servicing and Delivery Management Plan (prepared by TTP, January 2015)</p> <p>Statement of Community Involvement (prepared by Maddox Associates, January 2015)</p> <p>Transport Statement (prepared by TTP, January 2015)</p> <p>Tree Survey (prepared by Treeline, January 2015)</p> <p>REASON: For the avoidance of doubt and in the interests of proper planning.</p> |
| <b>3</b> | <b>Details to match-Listed buildings</b>  |
|          | <p>All new external and internal works and finishes and works of making good to the retained fabric shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile. All such works and finishes shall be maintained as such thereafter.</p> <p>REASON: In order to safeguard the special architectural or historic interest of the heritage asset.</p>   |
| <b>5</b> | <b>No removal of historic fabric</b>  |
|          | <p>Notwithstanding the plans hereby approved, no historic fabric including wall posters, historic machinery or tracks or any other historic artefact shall be removed or repaired prior to full details detailing their protection, repair or relocation have been submitted and approved by the Council.</p> <p>The development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter.</p> <p>REASON: In order to safeguard the special architectural or historic interest of the heritage asset.</p>   |
| <b>6</b> | <b>Details of final fixtures and fittings</b>   |
|          | <p>Notwithstanding the plans hereby approved, full details and detailed drawings of the proposed treatment of all historic fabric, fixtures and fittings including damp proofing measures shall be submitted to the LPA, prior to the commencement of any works including piling and foundations of the approved buildings above).</p> <p>These shall include, but are not limited to:</p> <ol style="list-style-type: none"> <li>a) Any staircases at below ground level</li> <li>b) Light fittings (including cabling)</li> <li>c) Ductwork (including trunking locations)</li> <li>d) Flooring</li> </ol>  |



|  |  |
|--|--|
|  | <p>The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: In order to safeguard the special architectural or historic interest of the heritage asset.</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.

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

### **2. Development Plan**

The Development Plan is comprised of the London Plan 2015, 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 2015 - Spatial Development Strategy for Greater London, Consolidated with Alterations since 2011**

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

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

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

Policy 7.4 Local character

Policy 7.5 Public realm

Policy 7.6 Architecture

Policy 7.8 Heritage assets and archaeology

Policy 7.9 Heritage-Led regeneration

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

##### **Spatial Strategy**

Policy CS3 (Nag's Head and Upper Holloway Road)

##### **Strategic Policies**

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

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

## **Design and Heritage**

**DM2.1** Design

**DM2.2** Inclusive Design

**DM2.3** Heritage

**DM2.5** Landmarks

## **4. Designations**

The site has the following designations under the London Plan 2015, Islington Core Strategy 2011, Development Management Policies 2013 and Site Allocations 2013:

- Hillmarton Conservation Area
- Hillmarton Conservation Area Article 4 Directions
- Nags Head and Upper Holloway Road Core Strategy Key Area
- Camden Road/Parkhurst Road Employment Growth Area
- Camden Road New Church Tower and Spire, Camden Road Local Landmark
- Major Cycle Route Camden Road and Parkhurst Street

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

The following SPGs and/or SPDs are relevant:

### **Islington Local Plan**

- Conservation Area Design Guidelines
- Urban Design Guide
- Streetbook
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### **London Plan**

- Sustainable Design & Construction
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## **APPENDIX 2: Design Review Panel**

