

## PLANNING COMMITTEE REPORT

Development Management Service  
Planning and Development Division  
Environment and Regeneration Department

<b>PLANNING SUB-COMMITTEE B</b>		<b>Agenda Item: B6</b>
Date:	02 October 2018	NON-EXEMPT

Application number	P2017/1670/FUL
Application type	Full Planning Application
Ward	Highbury West Ward
Listed building	Not listed
Conservation area	N/A
Development Plan Context	None
Licensing Implications	None
Site Address	23 Romilly Road, London, N4 2QY
Proposal	Creation of a basement extension under the footprint of the existing house including the formation of light wells to the front and rear of the property. Conversion of the existing single-family dwelling house into 2no. self-contained flats (1no. 3 bedroom unit and 1no. 2 bedroom unit).

Case Officer	Rebecca Neil
Applicant	Jamie Majid
Agent	AA Studio Architecture Ltd

### 1.0 RECOMMENDATION

1.1 The Committee is asked to resolve to **GRANT** planning permission subject to the conditions set out in **Appendix 1**.

### 2.0 SITE PLAN (site outlined in red)



**Fig. 1** Site plan

### 3.0 PHOTOS OF SITE/STREET



**Fig. 2** View of street (23 Romilly Road outlined in red)



**Fig. 3** Existing front elevation



**Fig. 4** Existing rear elevation

#### 4.0 SUMMARY

- 4.1 Planning permission is sought for the creation of a basement extension under the footprint of the existing house, including the formation of light wells to the front and rear of the property. Permission is also sought for the conversion of the existing single family dwelling house into two self-contained flats (a 3-bed unit and a 2-bed unit).
- 4.2 The application is brought to committee because 9 objections have been received from members of the public and, in the opinion of the Head of Service, it would be best considered by committee.
- 4.3 The depth and extent of the proposed basement is considered acceptable and would comply with the design specifications listed within the Islington Basement SPD (2016). Whilst the application site is the first property in the street to create a basement, it would not detract from the character and appearance of the property or wider street scene. A Structural Method Statement (SMS) has been provided as required and complies with the criteria set out in Appendix B of the Basement SPD.
- 4.4 The proposal complies with the policy requirements of Policy DM3.3 (Residential Conversions and Extensions) in that there would be no loss of a small residential unit. The conversion is therefore acceptable in principle. The new residential units would provide a good standard of living space for future occupiers. The applicant has submitted a viability assessment to demonstrate that payment of the small sites contribution would render the project unviable, and this has been scrutinised by an independent assessor. No small sites contribution will therefore be sought.
- 4.5 Given the above, the proposal is considered acceptable subject to suitable conditions as set out in **Appendix 1**, and it is recommended that the application be approved.

## **5.0 SITE AND SURROUNDINGS**

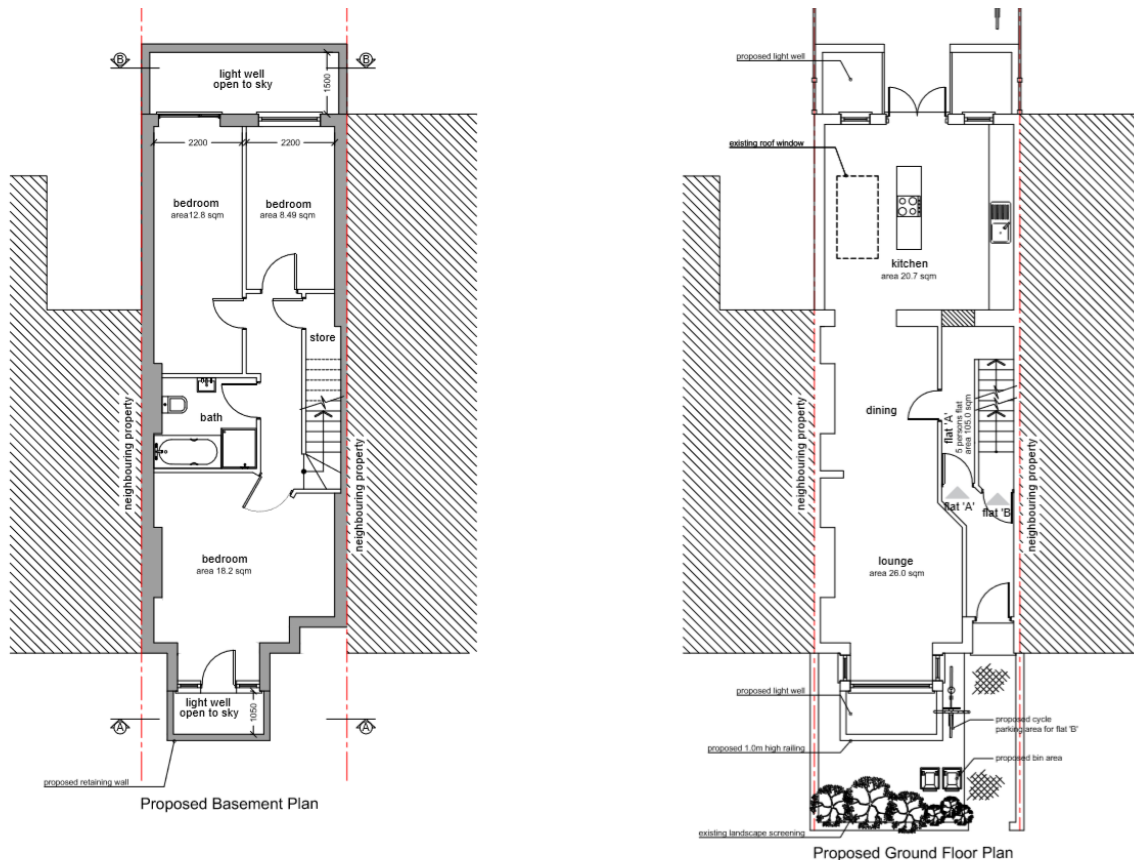
- 5.1 The application site is a 3-storey, 4-bedroom dwelling located on the western side of Romilly Road. The building is constructed in London stock brick with timber sash windows on the upper floors, and a decorative bay window at ground floor level. To the rear, the property has previously been extended to full width at ground floor level, and to half width at first floor level.
- 5.2 The property forms part of a row of Victorian terraced houses, all of which have shallow front garden areas. The area is predominantly residential in character, with a mix of single family dwellings and flat conversions. The site is neither listed nor located within a conservation area.

## **6.0 PROPOSAL (IN DETAIL)**

- 6.1 Planning permission is sought for a basement extension underneath the footprint of the dwelling, plus the addition of two light wells at the front and rear of the property. At the rear, the light well would be 1.5 metres deep and would extend across the full-width of the property. At the front it would protrude approximately 1 metre into the front garden, in line with the existing bay window. The basement would be approximately 2.75 metres in depth, with an internal floor-to-ceiling height of 2.6 metres.
- 6.2 The basement extension is proposed in connection with the conversion of the existing single family dwelling into two self-contained flats - a 3-bed, 5-person (3b5p) flat at basement and ground floor level (Flat A), and a 2-bed, 3-person (2b3p) flat at first and second floor level (Flat B). Flat A measures 105m<sup>2</sup> in area and Flat B is 80m<sup>2</sup>. Both flats would be accessed via the existing front door, with the entrances to each flat off a communal hallway at ground floor level. Flat A has a rear garden area, accessed from a



walkway over the basement lightwell. Two cycle parking spaces are proposed, one for Flat A (located in the rear garden) and one for Flat B (located in the front garden).



**Fig. 5** Proposed basement and ground floor plans

### **Scheme revisions**

- 6.3 The application initially involved a second floor rear extension which has been removed from this proposal (revised drawings are Rev. B).
- 6.4 A revised Structural Method Statement (SMS) was provided in November 2017 and another on 15 August 2018 following concerns that it did not provide sufficient detail as to how groundwater, drainage and flooding had been addressed (as required by the Basement Development SPD).

## **7.0 RELEVANT HISTORY**

### **Planning applications**

- 7.1 P2017/0446/FUL – Creation of a new basement including the installation of new light wells and staircases to the front and rear. Erection of a ground floor and second floor rear extension. Conversion of the existing dwelling into 3no. self-contained flats (withdrawn on 30/03/2017).

### **Enforcement**

7.2 None.

**Pre-application advice**

7.3 None.

**8.0 CONSULTATION**

**Public consultation**

8.1 Letters were sent to occupants of 18 adjoining and nearby properties on Romilly Road and Plimsoll Road on 10 May 2017. A site notice was displayed outside the site on the same date. The initial public consultation period expired on 01 June 2017. Since that date, there have been two further consultations – one in November 2017 and one in August 2018 – following the submission of the two revised Structural Method Statements. The most recent consultation period expired on 30 August 2018, however it is the Council's practice to consider representations made up until the date of a decision.

8.2 A total of 8 objections were received following the consultation in May 2017; a further 4 objections were received following re-consultation, and at the time of writing this report, 1 further objection had been received to the proposal. Overall, a total of 10 residents have objected to the proposal and have raised the following issues:

- The basement extension would constitute overdevelopment of the site (objection addressed in para. 10.7 below);
- The basement extension would affect the structural integrity of the neighbouring houses and cause problems in relation to drainage and water ingress into neighbouring properties (objection addressed in para. 10.8 below);
- The proposal would result in the loss of a good-sized family home (objection addressed in para. 10.5 below);
- The second floor extension would result in a loss of light to neighbouring properties (second floor extension now removed from the application – para 6.3 above)
- The basement would receive inadequate levels of daylight and sunlight (objection addressed in para. 10.16 below);
- The development would result in increased congestion and impact upon resident parking, particularly at school drop-off and collection times (objection addressed in para. 10.22 below);
- The construction of a basement light well at the rear will reduce the size of the garden at 23 Romilly Road, whilst increasing the number of people living at the property (objection addressed in paras. 10.9 and 10.17 below); and
- The construction work will cause noise and disturbance for neighbouring residents (objection addressed in para. 10.19 below).

**Internal consultees**

8.3 Access and Inclusive Design – have objected to the proposal as neither of the new dwellings are visitable or adaptable (there is no step-free access to the third floor and no WCs on the ground floor or principal floor of the upper floor flat).

8.4 Highways – No objection subject to the stipulations of section 179 of Highways Act (explanatory note forwarded to the applicant).

8.5 Public Protection – No comments received.

### External Consultees

8.6 None.

## **9.0 RELEVANT STATUTORY DUTIES, DEVELOPMENT PLAN CONSIDERATIONS AND POLICIES**

9.1 Islington Council (Sub Committee B), in determining this planning application, has the following main statutory duties to perform:

- To have regard to the provisions of the development plan, so far as material to the application and to any other material considerations (Section 70 Town & Country Planning Act 1990);
- To determine the application in accordance with the development plan unless other material considerations indicate otherwise (Section 38(6) of the Planning and Compulsory Purchase Act 2004) (Note: that the relevant Development Plan is the London Plan and Islington's Local Plan).

9.2 The Human Rights Act 1998 incorporates the key articles of the European Convention on Human Rights into domestic law. These include:

- Article 1 of the First Protocol: Protection of property. Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law.
- Article 14: Prohibition of discrimination. The enjoyment of the rights and freedoms set forth in this Convention shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth, or other status.

9.3 Members of the Committee must be aware of the rights contained in the Convention (particularly those set out above) when making planning decisions. However, most Convention rights are not absolute and set out circumstances when an interference with a person's rights is permitted. Any interference with any of the rights contained in the Convention must be sanctioned by law and be aimed at pursuing a legitimate aim and must go no further than is necessary and be proportionate.

9.4 The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. The Committee must be mindful of this duty inter alia when determining all planning applications. In particular, the Committee must pay due regard to the need to: (1) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act; (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and (3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

9.5 In considering the planning application account has to be taken of the statutory and policy framework, the documentation accompanying the application, and views of both statutory and non-statutory consultees. Details of all relevant policies and guidance notes are attached in **Appendix 2**. This report considers the proposal against the following documents:

### **National Policy**

- 9.6 The National Planning Policy Framework 2018 ('NPPF') contains a presumption in favour of sustainable development. For decision-taking, this means approving development proposals that accord with the development plan without delay. The NPPF is a material consideration in the determination of this application and has been taken into account during the assessment of these proposals.

### **Development Plan**

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

### **Supplementary Planning Guidance (SPG) / Documents (SPDs)**

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

## **10.0 ASSESSMENT**

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

- Principle of development (residential conversion)
- Principle of development (basement)
- Design, character and context
- Inclusive design
- Quality of residential accommodation
- Impact on neighbouring amenity
- Affordable housing (small sites contributions)

### **Principle of development (residential conversion)**

- 10.2 Policies in Chapter 3 of the London Plan and Policy CS12 of the Islington Core Strategy 2011 encourage the provision of additional housing in suitable locations to assist in meeting and exceeding the borough's housing targets. The conversion of larger properties into flats contributes to Islington's housing supply, accounting for a small but important portion of additional homes, and within this context the modest uplift in housing at this site is supported.
- 10.3 Policy DM3.3 of the Islington Development Management Policies 2013 provides that the conversion of residential units into a larger number of self-contained units will normally only be permitted where the total floor area is in excess of 125m<sup>2</sup> (GIA). It also provides that proposed conversions must meet several criteria, including that the dwelling mix does not include 1-person units and at least one unit of 2+ bedrooms is provided. In this case, the existing floor space is more than 125m<sup>2</sup>, there are no 1-person (or indeed 1-bedroom) units, and both units provided have 2+ bedrooms. All criteria are therefore met.
- 10.4 Policy DM3.3 goes on to explain that the council will assess the acceptability of proposed conversions which meet the above criteria with regard to:



- The extent to which the proposal contributes to meeting housing size priorities set out in Table 3.1 (considered acceptable, and discussed in para. 10.6 below);
- The effect on the amenity of adjacent properties (considered acceptable, and discussed in para. 10.19 below);
- the physical characteristics of the property, including internal layout and the relationship of rooms on different floors within the scheme (considered acceptable);
- the amenity of future occupants (considered acceptable, and discussed in paras. 10.16-10.17 below); and
- the effect of any changes to the external appearance of the building (considered acceptable, and discussed in para. 10.10-10.12 below).

10.5 Objections have been received to the proposal on the grounds that it would result in the loss of a family-sized dwelling. However, the proposed basement and ground floor unit is *also* a family-sized dwelling, having three good-sized bedrooms and access to a private rear garden area. The scheme therefore provides a new family-sized unit which is not significantly smaller than the existing dwelling (105m<sup>2</sup> proposed size of new lower floor unit), whilst also providing the benefit of an additional 2-bed unit. Consequently, in planning terms there is no objection to the loss of the original home, whilst also adding an additional residential unit to the borough's housing stock.

10.6 Policy DM3.1 of the Islington Development Management Policies provides that all sites should provide a good mix of housing sizes and, in terms of market housing, requires 10% of residential schemes to consist of 1-bed units, 75% to consist of 2-bed units and 15% to consist of 3-bed+ units (Table 3.1 on page 31). Whilst it is not possible to mechanistically apply Table 3.1 in the context of such a small site, this scheme provides a broadly policy-compliant mix of unit sizes in that it features one of each of the two preferred sizes. Consequently, there is no objection to the housing mix in this instance.

#### **Principle of development (basement)**

10.7 There is no principle objection to basement development in Islington subject to compliance with the Basement Development Supplementary Planning Document (hereafter 'the Basement SPD'). This SPD, adopted in January 2016, provides that basement development should be appropriate and proportionate to its context, should not cover more than 50% of the remaining garden area or exceed the area of the original footprint (whichever is the lesser), should be only a single storey deep, and should not exceed a floor to ceiling height of 3 metres. The proposed basement at 23 Romilly Road is of an appropriate design (see paras. 10.10-10.12 below), is a single storey, and has a floor-to-ceiling height of 2.6 metres. It therefore meets the design criteria as set out in the Basement SPD and would not constitute overdevelopment of the site.

10.8 The Basement SPD also requires basements to be designed to safeguard the structural stability of the existing building, nearby buildings, trees and any infrastructure. It requires applicants to submit a Structural Method Statement (SMS) and a Construction Management Plan (CMP) with any planning application for basement development (with the CMP being secured by condition; see Condition 4). These documents must be endorsed by a suitably qualified person. The applicant has submitted a method statement prepared by a structural engineering firm (PGCS Partnership) and signed off by a chartered Civil Engineer. Following a request for further detail in respect of groundwater, drainage and flooding, a further Ground Investigation Report (prepared by Ground & Water Limited) was submitted on 15 August 2018. This report details the findings of a site investigation carried out on 06 August 2018. Groundwater was encountered at Borehole 1 (located in the front garden), and the report concludes that it is '*possible that perched groundwater could be encountered during basement excavation*' (page 2). The report recommends dewatering during construction and suggests particular methods to aid basement construction below

the perched water table. The report also indicates that, according to Environment Agency records, Romilly Road is at low risk of surface water flooding. It is now considered that the information submitted satisfies the requirements of the Basement SPD. The proposal would also be subject to an application under the Building Regulations. A condition is also recommended in Appendix 1 (Condition 7) requiring the Chartered Structural Engineer certifying the Structural Method Statement shall monitor the safety of the construction stages during the development to ensure that the long term structural stability of the existing buildings and other nearby buildings are safeguarded.

- 10.9 The proposal, due to the creation of light wells to the front and rear of the property, results in the loss of a small amount of private garden space. However, due to the modest nature of the light wells, a sufficient amount of garden space (in excess of 30m<sup>2</sup>) is retained for the ground floor dwelling.

### **Design, character and context**

- 10.10 The National Planning Policy Framework (NPPF) provides that the Government attaches great importance to the design of the built environment, and notes that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. London-wide planning policies relevant to design and conservation are set out in Chapter 7 of the London Plan, and the Mayor of London's Character and Context SPG is also relevant. At the local level, Policy CS9 of the Islington Core Strategy requires new buildings to be sympathetic in scale and appearance and complementary to local identity, and Policy DM2.1 of Islington's Development Management Policies requires new development, *inter alia*, to respect and respond positively to existing buildings, the streetscape and wider context, and to be sustainable, durable, adaptable, safe and inclusive.
- 10.11 The Basement Development SPD provides that the design of basements and associated structures must be of a high quality and should respect and respond positively to existing buildings, the streetscape and the wider context, surrounding heritage assets and locally distinctive patterns of development and landscape. It goes on to state that light wells should be modest in size, discreetly located, and designed to protect and enhance the character and appearance of the area.
- 10.12 The rear light well is discreetly located in the existing rear garden of 23 Romilly Road and cannot be seen from the street. It is of a simple design, left open to the sky, and would have no adverse impact upon the appearance of the existing rear elevation. The light well to the front of the property sits below the existing bay window and is 1 metre in depth and 2.5 metres in width. It therefore results in the removal of very little functional space, with the majority of front garden area being retained. However, the drawings show a wall/railing of approximately 0.8 metres in height surrounding the front light well, which it is considered would be visually harmful in the street scene (given that most front gardens in the area have low boundary walls and no structures in their front gardens). It is considered that a flush metal grille would be a more appropriate solution and a condition will be attached requiring details of an alternative means of enclosure for this light well (Condition 5). Subject to this, the basement light wells are suitably designed to be sympathetic to their context and comply with the design guidance set out in the Basement SPD (2016).

### **Inclusive design**

- 10.13 Policies 3.5 and 7.2 of the London Plan require all new development to achieve the highest standards of accessible and inclusive design and meet the changing needs of Londoners over their lifetimes. These aims are reflected in Policy DM2.2 of the Islington Development Management Policies, which requires developments to demonstrate, inter alia, that they produce places and spaces that are convenient and enjoyable to use for everyone and bring together the design and management of a development from the outset and over its lifetime. Policy DM3.3 provides that all residential conversions must be designed to meet the standards set out in Islington's Accessible Housing SPD (now incorporated within the Inclusive Design in Islington SPD), unless exceptional circumstances can be demonstrated.
- 10.14 However, on 01 October 2015, a new National Standard for Housing Design was introduced, as an enhancement of Part M of the Building Regulations, to be enforced by an Approved Inspector. As a result of the changes, Islington is no longer able to insist that developers meet its own SPD standards for accessible housing. The new National Standard is broken down into 3 categories; Category 2 is similar but not the same as the Lifetime Homes standard and Category 3 is similar to Islington's present wheelchair accessible housing standard. However, these standards can only be enforced in relation to new build housing, rather than residential conversions.
- 10.15 The council's Inclusive Design officer has objected to this scheme on the grounds that the first floor flat is not 'visitable or adaptable', with the primary concerns being that there is no step-free access to the first floor, and there is no WC on the principal floor of Flat B. However, it is not possible to convert this property into two or more units and achieve the desired level of step-free access without installing a platform lift, which is not practical or viable for a scheme of this scale. Therefore, realistically, accessible standards as requested by our Inclusive Design Team can only occur by leaving the property exactly as it is. It is the opinion of officers that refusing the application on these grounds, given the fact that this is a small scale conversion of an existing terraced house which is supported in principle, would be unreasonable and would leave the local authority vulnerable to challenge on appeal.

#### **Quality of residential accommodation**

- 10.16 The Mayor's Housing SPG and Development Management Policy DM3.4 set out detailed requirements for new residential accommodation to ensure that it provides a high level of residential amenity and quality of living accommodation for prospective occupiers. The proposed residential units are both dual aspect with good cross-ventilation and have adequate access to daylight and sunlight in all rooms. The lower floor flat has been configured so that the bedrooms are located at basement level, with the primary living spaces – which should benefit from greater levels of daylight and sunlight – located at ground floor. The units measure 105m<sup>2</sup> (Flat A) and 80m<sup>2</sup> (Flat B), far in excess of the minimums stipulated in Table 3.2 of the Islington Development Management Policies. It is therefore considered that the two residential units provide a good standard of residential accommodation.
- 10.17 Policy DM3.5 (Part C) of the Islington Development Management Policies provides that all new residential development will be required to provide good quality, private outdoor space. The minimum requirement is 5m<sup>2</sup> on upper floors and 15m<sup>2</sup> on ground floors for 1- and 2-person dwellings, and a minimum of 30m<sup>2</sup> for family housing (3-bed units and above). The ground floor, 3-bed dwelling has access to a good-sized private garden which exceeds 30m<sup>2</sup>. The flat on the upper floors does not have any private amenity space; however providing a balcony or terrace is not possible on this site without comprising the privacy of neighbours. As the lack of private amenity space is the only real deficiency in what is generally a spacious, well laid-out 2-bed flat over two floors, it is considered that this should not warrant refusal of this application. Both units would provide a satisfactory living

environment for future occupiers, thereby complying with Policy DM3.5 (and Table 3.2) of the Islington Development Management Policies 2013.

### **Amenity of neighbouring occupiers**

- 10.18 Policy 7.6 of the London Plan provides that development should not cause unacceptable harm to the amenity of surrounding properties, particularly residential buildings. This is reflected at local level in Policy DM2.1 of the Islington Development Management Policies, which requires developments to provide a good level of amenity, including consideration of noise, disturbance, hours of operation, vibration, pollution, overshadowing, overlooking, privacy, sunlight and daylight, over-dominance, sense of enclosure and outlook.
- 10.19 The basement extension, by virtue of its location below ground, has no impact on the amenity of neighbouring properties by virtue of loss of light, outlook or privacy. Several objectors have expressed concerns over the impact of the construction process on the amenity of nearby residents. It has long been established that the impact of construction is not a material planning consideration and should not be taken into account by a local planning authority when deciding whether to grant planning permission for a particular development. However, it has become common practice to seek to control and/or mitigate construction impacts through the submission of a Construction Management Plan (CMP), an approach which is also encouraged by the Islington Basement Development SPD. If members see fit to grant permission for this extension, then a condition shall be attached requiring the submission of a full CMP covering the specific matters set out in the Basement SPD (see Condition 4). As part of a full CMP, the applicant would be expected to comply with Islington's Public Protection Noise Service Code of Practice. Within the guidance, the Council allows building works that generate noise to be carried out between the hours
- 8am – 6pm (Monday to Friday)
  - 8am – 1pm (Saturday)
  - No audible building works on Sunday or Public Holidays

### **Affordable housing**

- 10.20 Policy CS12 (Part G) of the Islington Core Strategy 2011 provides that all sites capable of delivering 10 or more units must provide affordable homes on-site, and that schemes below this threshold will be required to provide a financial contribution towards affordable housing provision elsewhere in the borough. The Affordable Housing Small Sites SPD (adopted in 2012) states that in line with the local plan evidence base, the council will expect developers to be able to pay a commuted sum for sites delivering fewer than 10 residential units. In the north and middle parts of the borough, this sum is of £50,000 per unit. Notwithstanding the above, the SPD provides, that in instances where the applicants consider that this level of contribution would leave the development unviable, the council will accept the submission of a viability assessments to justify failure to provide the full financial contribution.
- 10.21 In this instance, the applicant has claimed that it would not be viable to provide a payment of £50,000. A viability assessment has been submitted and has been scrutinised by the council's independent viability assessors, Adams Integra. They consider the applicant's estimated build costs of £300,000 to be a fair and reasonable reflection of the proposed works, and concur that when the total costs of achieving the development are subtracted from the likely revenue generated by the completed scheme, it yields a deficit of £174,000. Consequently, the scheme is not viable at a profit level of 15%, and the scheme cannot support any affordable housing contribution. The council's Viability Team agree with the findings of Adams Integra that the scheme cannot viably provide the £50,000 commuted

sum, or indeed any contribution at all. Consequently, an affordable housing small sites contribution will not be sought from the applicant.

#### **Other material considerations**

- 10.22 In line with Policy DM8.5, no additional on-site vehicle parking will be permitted as part of this proposal and no additional parking permits will be issued to any occupiers of additional housing units created through conversions. This is secured by condition (Condition 6).

### **11.0 SUMMARY AND CONCLUSION**

#### **Summary**

- 11.1 The proposed development is considered acceptable in principle, and would comply with the provisions of Islington's Basement SPD. The benefits of the scheme, including the modest uplift in housing, have been weighed against the shortcomings of the proposal, including the lack of private amenity space for the upper floor flat and the lack of step-free access. Objections from residents have also been considered in the final balance of planning considerations, and it is recommended that permission is granted subject to appropriate conditions relating to materials, a Construction Management Plan, details of the light well enclosure and car-free development.

#### **Conclusion**

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



## APPENDIX 1 – RECOMMENDATIONS

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

<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.</p>
<b>2</b>	<b>Approved plans</b>
	<p>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>23-PP-200 23-PP-201 23-PP-202 23-PP-203 23-PP-204 Rev A 23-PP-205 Rev A 23-PP-206 Rev A 23-PP-207 Rev B (proposed <b>rear</b> elevation) 23-PP-207 Rev B (proposed <b>side</b> elevations)</p> <p>Design and Access Statement prepared by AA Studio Architecture Limited Method Statement prepared by PGCS Partnership (November 2017) Ground Investigation Report prepared by Ground and Water Limited (August 2018)</p> <p>REASON: To comply with Section 70(1) (a) of the Town and Country Act 1990 as amended and the Reason for Grant; for the avoidance of doubt and in the interest of proper planning.</p>
<b>3</b>	<b>Materials to match (compliance)</b>
	<p>CONDITION: The facing materials of the basement extensions hereby approved shall match the existing building in terms of colour, texture, appearance and architectural detailing and shall be maintained as such thereafter.</p> <p>REASON: To ensure that the appearance of the building is acceptable.</p>
<b>4</b>	<b>Construction Management Plan (details)</b>
	<p>CONDITION: No development shall take place on site unless and until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local</p>

	<p>Planning Authority. The CMP shall be prepared in accordance with Islington Council's Basement Development SPD (2016). The CMP shall provide details in relation to:</p> <ul style="list-style-type: none"> <li>(a) proposed programme of works</li> <li>(b) site manager/liaison officer details</li> <li>(c) proposed programme of works</li> <li>(d) hours of work</li> <li>(e) access arrangements for vehicles and material storage</li> <li>(f) noise, air quality and vibration control</li> </ul> <p>The development shall be carried out strictly in accordance with the CMP so approved and no change therefrom 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 due to its construction and operation.</p>
<b>5</b>	<b>Details of basement light well (details)</b>
	<p>CONDITION: Notwithstanding the plans hereby approved, no permission is granted for the railing to the front light well. Plans showing an alternative method of enclosure to the front basement light well (such as a flush metal grille) shall be submitted to and approved in writing by the Local Planning Authority prior to the development commencing.</p> <p>The development shall be carried out in accordance with the amended plans so approved and shall be maintained as such thereafter.</p> <p>REASON: To maintain the character and appearance of the street scene.</p>
<b>6</b>	<b>Car free development (compliance)</b>
	<p>CONDITION: All future occupiers of the residential units hereby approved shall not be eligible to obtain an on street residents' parking permit except:</p> <ul style="list-style-type: none"> <li>(1) In the case of disabled persons;</li> <li>(2) In the case of units designated in this planning permission as "non car free"; or</li> <li>(3) 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.</li> </ul> <p>REASON: In the interests of sustainability and in accordance with the Council's policy of car free housing.</p>
<b>7</b>	<b>Structural Method Statement (compliance)</b>
	<p>CONDITION: The Chartered Civil Engineer (MICE) or Chartered Structural Engineer (MI Struct.E) certifying the Structural Method Statement (SMS) dated November 2017 submitted to support the hereby approved development shall be retained (or a replacement person holding equivalent qualifications shall be appointed and retained) for the duration of the development to monitor the safety of the construction stages and to ensure that the long term structural stability of the existing buildings and other nearby buildings are safeguarded, in line with the supporting Structural Method Statement. At no time shall any construction work take place unless a qualified engineer is appointed and retained in accordance with this</p>

	<p>condition.</p>
--	-------------------

	<p>REASON: To ensure that the construction work carried out is in accordance to the submitted Structural Method Statement for the duration of the construction and maintain compliance with the Islington Basement Development SPD (2016).</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 2018 contains a presumption in favour of sustainable development and seeks to secure positive growth in a way that 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 2016, the Islington Core Strategy 2011, the Islington Development Management Policies 2013, the Finsbury Local Plan 2013 and the Site Allocations 2013.

#### **A. The London Plan 2016 - Spatial Development Strategy for Greater London**

##### **Chapter 3: London's People**

Policy 3.4	Optimising housing potential
Policy 3.5	Quality and design of housing developments
Policy 3.8	Housing choice
Policy 3.12	Negotiating affordable housing on individual schemes
Policy 3.13	Affordable housing thresholds
Policy 3.14	Existing housing

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

Policy 5.2	Minimising carbon dioxide emissions
Policy 5.3	Sustainable design and construction
Policy 5.10	Urban greening
Policy 5.13	Sustainable drainage
Policy 5.15	Water use and supplies
Policy 5.18	Construction, excavation and demolition waste

##### **Chapter 6: London's Transport**

Policy 6.3	Assessing effects of development on transport capacity
Policy 6.9	Cycling
Policy 6.10	Walking
Policy 6.13	Parking

##### **Chapter 7: London's Living Spaces and Places**

Policy 7.2	An inclusive environment
Policy 7.3	Designing out crime
Policy 7.4	Local character
Policy 7.5	Public realm
Policy 7.6	Architecture
Policy 7.8	Heritage assets and archaeology
Policy 7.18	Protecting open space and addressing deficiency

## **B. Islington Core Strategy 2011**

Policy CS8	Enhancing Islington's character
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 CS15	Open space and green infrastructure

## **C. Islington Development Management Policies 2013**

Policy DM2.1	Design
Policy DM2.2	Inclusive Design
Policy DM2.3	Heritage
Policy DM3.1	Mix of housing sizes
Policy DM3.2	Existing housing
Policy DM3.3	Residential conversions and extensions
Policy DM3.4	Housing standards
Policy DM3.5	Private outdoor space
Policy DM3.7	Noise and vibration (residential uses)
Policy DM6.3	Protecting open space
Policy DM6.5	Landscaping, trees and biodiversity
Policy DM7.1	Sustainable design and construction
Policy DM7.2	Energy efficiency and carbon reduction in minor schemes
Policy DM7.4	Sustainable design standards
Policy DM7.5	Heating and cooling
Policy DM8.1	Movement hierarchy
Policy DM8.2	Managing transport impacts
Policy DM8.4	Walking and cycling
Policy DM8.5	Vehicle parking
Policy DM8.6	Delivery and servicing for new developments
Policy DM9.2	Planning obligations

## **3. Designations**

None relevant.

## **4. Supplementary Planning Guidance (SPGs) / Documents (SPDs)**

### **The London Plan**

Housing (2016)  
Character and Context (2014)  
Sustainable Design and Construction (2014)

### **Islington Development Plan**

Islington Urban Design Guide (2017)  
Basement Development (2016)  
Inclusive Design in Islington (2014)  
Environmental Design (2012)  
Affordable Housing Small Sites Contributions (2012)