



PLANNING COMMITTEE REPORT

PLANNING SUB-COMMITTEE A		AGENDA ITEM NO: B2
B	19 th June 2018	NON-EXEMPT

Application numbers	P2017/4766/FUL
Application types	Full Planning
Ward	Finsbury Park Ward
Listed building	n/a
Conservation area	n/a
Development Plan Context	Nags Head an Upper Holloway Core Strategy Key Area Within 100m of TLRN Within 50m of Mercers Road/Tavistock Conservation Area Article Direction A1-A2 (Rest of Borough)
Licensing Implications	None
Site Address	29 Windsor Road, London, N7 6JG
Proposals	Conversion of single family dwelling house into 3 self-contained residential units (1x3bed, 1xstudio and 1x2 bed) plus the excavation of basement, front lightwell and rear courtyard erection of basement, ground and first floor rear extensions and roof extension. Proposed bin and bicycle storage to front garden.

Case Officer	Joe Aggar
Applicant	Mr S Dabasia
Agent	Mr Sean Zhiying Xu

1 RECOMMENDATION

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

- 1) the conditions set out in Appendix 1; and
- 2) conditional upon the prior completion of a Deed of Planning Obligation made under section 106 of the Town and Country Planning Act 1990 securing the heads of terms as set out in Appendix 1;

2. SITE PLAN (site outlined in black)



3. PHOTOS OF SITE/STREET



Image 1 - Aerial view of the site and surroundings



Image 2 - View of front of site



Image 3 – View of front of the site and adjoining properties at 29 Windsor Road.



Image 4 – View looking to the rear of the property

4. SUMMARY

- 4.1 The application site currently forms a single family, terraced dwelling (. The proposal is for the removal of the existing rear additions and erection of ground and partial width first floor addition. The application also proposes the excavation at basement level to create habitable accommodation with front and rear lightwells. At roof level, an extension is proposed. These works are to facilitate the conversion of the single family dwelling into 1x3bed maisonette, 1x studio and 1x2 bed maisonette.
- 4.2 The design, layout, scale and massing of the proposed development is considered acceptable. The proposed extensions would not detract from the appearance of the host building or the wider terrace.

- 4.3 The intensification of residential use (C3) resulting in 2 no. additional residential units (3 no. in total) is considered acceptable in principle at this location which is in residential use and would be conducive with the existing surrounding residential character.
- 4.4 The Core Strategy aims to ensure that in the future an adequate mix of dwelling sizes are delivered within new development, alongside the protection of existing family housing. Policy CS12 (Meeting the housing challenge) notes that a range of unit sizes should be provided within each housing proposal to meet the need in the borough, including maximising the proportion of family accommodation. Whilst there is concern in relation to the provision of a studio unit, given the unit mix including the provision of a family unit, the overall unit mix and quality of the resulting accommodation is acceptable.
- 4.5 The proposal is not considered to prejudice the residential amenity of neighbouring properties insofar of loss of light, outlook or increased sense of enclosure and would not be contrary to policy DM2.1 of the Islington Development Management Policies June, 2013.
- 4.6 The redevelopment of the site results in no vehicle parking on site and occupiers will have no ability to obtain car parking permits (except for parking needed to meet the needs of disabled people), in accordance with Islington Core Strategy policy CS10 Section which identifies that all new development shall be car free.
- 4.7 The applicant has agreed in principle to small site affordable housing contributions in respect of the sum of £100,000. Any permission is subject to the completion of a Unilateral Undertaking.
- 4.8 The application is referred to committee as based on the number of objections.
- 4.9 The proposal is considered to be acceptable and in accordance with the Development Plan policies and planning permission is recommended for approval subject to conditions and legal agreement.

5. SITE AND SURROUNDINGS

- 5.1 The site is located on the south side of Windsor Road. It forms a three storey, 19th century, terraced dwelling. The property has a painted front façade and parapet at roof level with a shallow valley roof behind. No. 29 Windsor Road along with the majority of properties within the terrace retain much of their original appearance and character. No. 29 Windsor Road is neither statutorily nor locally listed and is not within a conservation area.
- 5.2 The site is also located close to the Nags Head Town Centre, which is one of two major town centres. The Nag's Head is a busy and vibrant major town centre offering a variety of shops and services. Nag's Head is located along the A1, Holloway Road, a heavily passing through the centre of the borough linking north with south. Windsor Road is located off, of Holloway Road and the vicinity of the site is primarily residential, characterised by uniform, traditional late 19th century terraced dwellings.

6. PROPOSAL (in Detail)

- 6.1 The application seeks the removal of the existing rear ground floor and partial width first floor extension, the excavation of a basement with front and rear lightwells and erection of ground floor full width extension and partial width first floor extension. The application also proposes the erection of a roof extension. Permission is also sought for the conversion of the existing single family dwelling house into 3 self-contained units. These would comprise 1 x 3 bed located over basement and ground floors, 1 x studio at first floors and 1 x 2 bed flat located at second and third floor levels.

- 6.2 It is proposed to include bin and refuse enclosures to the front garden and the proposed inclusion of a studio unit within the proposed mix of units.
- 6.5 The application has been referred to the planning sub-committee due to the number of objections received.

7. RELEVANT HISTORY:

PLANNING APPLICATIONS

- 7.1 89 Windsor Road, planning application re: P2016/1618/FUL for the '*Erection of mansard roof extension*' was REFUSED on the 17/06/2016.
- 7.2 39 Windsor Road, planning application re: P2015/0639/FUL for the '*Conversion of the house from a single dwelling to two maisonettes (retention)*' was GRANTED on the 22/03/2016.
- 7.3 39 Windsor Road, planning application re: P2014/2696/FUL for the '*The demolition of the existing rear extension and the construction of a full width ground floor rear extension and part width first floor rear extension; excavation to provide a rear basement room and, construction of a roof extension; all in connection with the retention as a single dwelling house*' was GRANTED on the 24/09/2014.
- 7.4 47 Windsor Road, planning application re: P2014/1959/FUL for the '*Erection of mansard roof extension to provide additional accommodation in associated with residential dwelling*' was GRANTED on the 06/08/2014.

ENFORCEMENT:

- 7.5 29 Windsor Road, planning application re: E/2017/036 for '*Without planning permission, the subdivision of a single residential unit to create three self-contained flats*' -closure (No Breach)

PRE-APPLICATION ADVICE:

- 7.1 29 Windsor Road, pre-application response for the '*Removal of existing rear additions, excavation of basement extension and erection of three storey full width extension plus rear roof terraces and associated balustrade. Erection of roof extension and conversion of single family dwelling into three self-contained flats (1x 3 bed, 1 X 1 bed and 1 x 2 bed) plus introduction of front lightwell and alterations to rear windows.*'

"A revised approach to the roof extension both to the front and rear is encouraged. The roof addition should not protrude above the front parapet and should maintain the distinctive V-shape roof profile. The proposed rear additions are considered excessive and not subordinate to the host dwelling by virtue of their mass, size and height. The terraces are considered to exacerbate this identified harm and consideration should be given to the omission of the rear terraces, based on their impact in terms of design and neighbouring amenity. The proposed roof extension and rear additions are therefore advised to be reduced significantly to become more proportionate and acceptable additions to the property overall.

8. CONSULTATION

Public Consultation

- 8.1 Letters were sent to occupants of 15 adjoining and nearby properties at Windsor Road and Hercules Street. Consultation expired on the 07th February 2018. 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 writing this report 8 responses have been received from the public with regard to the application. Members will be updated at committee of any additional responses received. The issues raised can be summarised as follows (with the paragraph that provides responses to each issue indicated within brackets).

Design

- Proposal downgrade streetscape (10.10 to 10.30)
- Bins and refuse would compromise front garden (10.52)
- Concern over alterations at roof level whether at the front or rear (10.13-10.14)
- Lightwell would be out of keeping with the surrounding context (10.20)

Impact on neighbouring Amenity

- Overlooking to the rear of adjoining properties (10.35)
- No details of noise abatement of upper floors (10.37)
- Disruption, noise and traffic caused by works (10.38)

Quality of Accommodation

- Outlook to basement window is poor (10.46)
- The council should not legalise over occupancy (10.6)
- Poor quality of accommodation to proposed units (10.48)

Highways

- Development will increase traffic (10.59)
- Concerned over the localised effect on pedestrian safety (10.38)

Basement

- Concern over structural damage to adjacent properties (10.27)
- Concern over increase ground water pressure on neighbouring walls (10.29)
- Impact on existing drains (10.65)
- Do not want a precedent for basement extensions (10.64)

Sustainability

- There will be semi-permanent structures will works are undergoing (10.38)
- Concern over environmental impact over the loss of garden (10.24)

Other Matters

- Development will impact the local school as these are oversubscribed (10.63)
- No Part Wall Act has been served (10.71)
- No indication of timescale for completion of works (10.70)
- Applicant has no intention on living within the property (10.72)
- Proposal will change the dynamic and community spirit (10.72)
- Neighbouring properties will be devalued and harder to sell (10.67)
- The building is in an area of swifts (10.69)

External Consultees

- 8.3 None

Internal Consultees

- 8.4 **Design and Conservation Officer:** No objection overall subject to conditions.
- 8.6 **Planning Policy:** policy complaint mix and layout of building indicates the justified inclusion of a studio unit.
- 8.7 **Highways Officer:** no comment to make in relation to the application.

9. Relevant Statutory Duties and Development Plan Considerations and Policies.

- 9.1 Islington Council (Planning Committee), in determining the 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, including adopted Supplementary Planning Guidance.)
 - As the development is within a conservation area, the Council also has a statutory duty in that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area (s72(1)).
- 1.1 National Planning Policy Framework (NPPF): Paragraph 14 states: "at the heart of the NPPF is a presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision-taking. For decision-taking this means: approving development proposals that accord with the development plan without delay..."
- 1.2 At paragraph 7 the NPPF states: *"that sustainable development has an economic, social and environmental role"*.
- 1.3 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.
- 1.4 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.
- 1.5 Members of the Planning Committee must be aware of the rights contained in the Convention (particularly those set out above) when making any 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.
- 1.6 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.

National Guidance

- 9.8 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.
- 9.9 Since March 2014 Planning Practice Guidance for England has been published online.
- 9.10 On 1 October 2015 a new National Standard for Housing Design was introduced, as an enhancement of Part M of the Building Regulations, which will be enforced by Building Control or an Approved Inspector. This was brought in via
- Written Ministerial Statement issued 25th March 2015
 - Deregulation Bill (amendments to Building Act 1984) – to enable ‘optional requirements’
 - Deregulation Bill received Royal Assent 26th March 2015

Development Plan

- 1.7 The Development Plan is comprised of the London Plan 2016, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013. The policies of the Development Plan are considered relevant to this application and are listed at Appendix 1 to this report.
- 1.8 Some weight is given to the Draft London Plan.

Designations

- 9.13 The site has the following designations under the London Plan 2016, Islington Core Strategy 2011 and Development Management Policies 2013.

Nags Head an Upper Holloway Core Strategy Key Area
Within 100m of TLRN
Within 50m of Mercers Road/Tavistock Conservation Area
Article Direction A1-A2 (Rest of Borough)

Supplementary Planning Guidance (SPG) / Document (SPD)

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

10. ASSESSMENT

- 10.1 The main issues arising from this proposal relate to:
- Land Use
 - Principle of the conversion
 - Design and appearance
 - Impact on the amenity of neighbouring residents.
 - Quality of Accommodation
 - Accessibility
 - Small Site Housing Contributions
 - Highways
 - Sustainability

- Basement Development
- Community Infrastructure Levy
- Other Matters

Land Use

- 10.2 Paragraph 49 of the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development. Strategy Policy CS12 'Meeting the housing challenge' seeks to ensure that the Borough has a continuous supply of housing to meet London Plan targets. London Plan Policy 3.4 (and table 3.2) seeks to maximise the supply of additional homes in line with the London Plan's guidelines on density, having regard to the site's characteristics in terms of urban design, local services and public transport, and neighbour amenity.
- 10.3 The principle of providing two further residential units is considered to be in accordance with the above. It is therefore the case that there is a policy presumption in favour of the delivery of new housing, and the site is considered to be a sustainable location for new housing. Subject to compliance with other policies, the introduction of these residential units is supported in principle.

Principle of the conversion

- 1.10 The Council's Core Strategy explains that the stock of housing in the Borough is skewed towards smaller dwelling types and that in the recent past a large proportion of smaller flats were being built. Policy CS 12-part E aims to ensure a range of unit sizes is provided, alongside resisting the loss of existing units that are appropriate for family accommodation. The purpose of Policy DM3.3 of the DMP is to maintain a supply of larger homes to meet Islington's housing need and to deliver the objectives in Policy CS 12-part E. These policies are consistent with the Framework that supports the creation of sustainable, inclusive and mixed communities. The Framework expects local planning authorities to plan for a mix of housing based on the needs of different groups in the community and to identify the size, type tenure and range of housing that is required, reflecting local demand.
- 1.11 The proposal involves the change, or conversion, of an existing residential family unit into 3 different sized units, and this change is facilitated by extensions. Policies CS 12 and DM3.3 are relevant.
- 1.12 Policy DM3.3 of the DMP normally only permits the conversion of residential units into a larger number of self-contained units where the total floor area is in excess of 125 sqm (gross internal). The floor area of the house is 138.9sqm. DM3.3 A ii) requires that at least one unit of two or more bedrooms be provided in conversions of dwellings with between 125sqm and 140m. The proposal includes the provision of a 3 bed unit at ground and basement floor levels. Therefore, the conversion of the single family dwelling is acceptable in principle subject to further 'Mix' assessment later in this report.

Design and Conservation

- 1.13 The site is located in a residential area comprising of Victorian terraces of dwellings. The property on the site is mid terraced providing accommodation over three floors. The V-shaped valley/butterfly roof is concealed by a front parapet. No. 29 Windsor Road is very much in the traditional, late 19th century style and the facades of the great majority of properties retain much of their original appearance and character and have a uniform appearance. No. 29 Windsor Road is neither statutorily nor locally listed and is not within a conservation area.
- 1.14 Policy CS8 of Islington's Core Strategy sets the general principles to be followed by new development in the Borough. Policy CS9 deals with the application of those principles to

the Borough's built and historic environment. Policy DM2.1 requires high quality, inclusive design for all developments. The Islington Urban Design Guide states that new buildings should reinforce the character of an area by creating an appropriate and durable fit that harmonises with their setting. New buildings should create a scale and form of development that is appropriate in relation to the existing built form so that it provides a consistent / coherent setting for the space or street that it defines.

- 1.15 Islington's Urban Design Guide (UDG) is a Supplementary Planning Document adopted in January 2017 (the Design Guide). The document provides guidance on how urban design principles should be applied to ensure new development successfully contributes to making the Borough a better place. The document is a material planning consideration. This document provides guidance in relation to roof extensions, rear extensions, lightwells and basement extensions.

Roof extension

- 1.16 The UDG accepts that there is greater scope for introducing well designed roof extensions outside of conservation areas and confirms the importance of the roofline to the rhythm and unity of a residential terrace or street.
- 1.17 No. 29, like the other buildings on the north side of Windsor Road, has a butterfly roof, concealed by a front parapet. This design is repeated across the row of terraces to which the application property belongs and the row opposite. It is evident, that there are roof additions within the terrace which has disrupted the original rhythm and character of the roofscape.
- 1.18 The proposal is to create a mansard roof extension. The set back from the front (0.6m) would mean the mansard would be largely obscured behind the retained parapet wall when viewed at street level directly in front of the property. Given the proposed roof height of the mansard is set lower than the height of the adjoining roof addition at No. 28 and site lines provided indicate the proposal will not be visible from longer views, the proposed roof addition is not considered to interrupt the distinct, horizontal, existing cornice parapet and would remain largely obscured from public view.
- 1.19 Given the instances of roof additions within the terrace, including one at the adjoining property (No. 28) the mansard roof extension is not considered to undermine the rhythm of the roofline of the row of terraces and would retain the rear butterfly roof parapet. As such, the proposed would not be harmful to the intrinsic character and appearance of this section of Windsor Road. Moreover, the roof addition would not be visible from street level and would therefore be considered acceptable in that regard.
- 1.20 It is acknowledged the proposal would be visible in private views from the rear, extending the building upwards, rising above the 'V' shaped parapet. However, given the instances of extensions at roof level within the terrace it is not considered that the proposal would unacceptably disrupt the unity of the roofscape at the rear of the properties. Therefore, it is considered there is no material harm to the character and appearance of either the host building, or terrace.

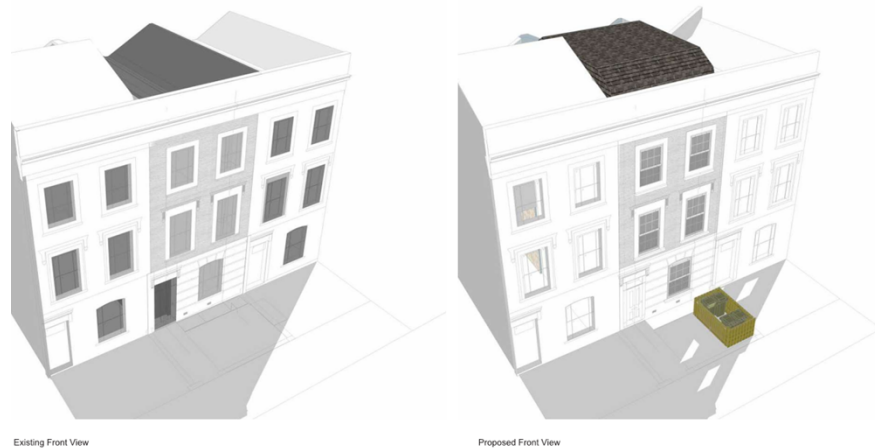


Image: Front elevation (existing and proposed)

Rear Extensions

- 1.21 The application site is located in a residential area comprising of Victorian terraces of dwellings. The terrace within which the application site is located within a compact layout form that provides no opportunity for views of the rear elevations of the terraces to be obtained from the public realm. The wider terrace within which the site is located has been the subject of various additions and alterations at the rear, though in the main, the rear outriggers retain a continuity, with 'additions' to the original form appearing to be at ground floor level.
- 1.22 The proposal is to remove the existing full width addition at ground floor level and partial width at first floor. This is proposed to be replaced by a full width basement and ground floor level extensions and partial width first floor extensions (of the same depth).
- 1.23 The UDG states *'rear extensions must be subordinate to the original building; extensions should be no higher than one full storey below eaves to ensure they are sufficiently subordinate to the main building. For this reason and also in order to respect the rhythm of the terrace, full width rear extensions higher than one storey, or half width rear extensions higher than two storeys, will normally be resisted, unless it can be shown that no harm will be caused to the character of the building and the wider area. Locating an extension on the staircase side of a terraced dwelling can assist in maintaining the established rhythm of the existing rear elevation, and this also allows retention of the original windows to the principal rooms of the property.'*
- 1.24 The proposal, when read from ground level would read as a full width single storey and partial width first floor storey. The replacement additions would not project beyond the existing building line. It is acknowledged that the basement addition would also comprise a full width storey, however this would be set below ground floor level and would not be appreciable from views nearby. It is considered therefore that the proposed rear additions would maintain a sense of subservience to the existing building and that of the wider terrace.



Image: Rear Elevation (existing and proposed)

Front Lightwell

- 1.25 Unlike some developments of this period full-height semi-basements, providing habitable accommodation, are not a common feature of the houses in the immediate area. Also lightwells are not a characteristic feature within this terrace. The application property has a low brick wall on its front boundary. The proposal is open to public view from both the front and the side and the open character of the front garden would result in the grille being a noticeable feature within the immediate street scene. The lightwell would appear to be 0.7m deep and 3.3m in width.
- 1.26 The UDG explains that lightwells can be unsympathetic to the original frontage if they involve the loss of a verdant front garden. The proposed scale of the lightwell means that the majority of the front garden would be retained. Front light wells are not characteristic of the original dwellings in this area; however, in the context of the scale and features of the host dwelling and the houses in the terrace, it is considered that the excavation would have a very limited visual effect on the host dwelling or the wider terrace when seen from the public realm. The basement itself would not be visible from the public realm and is considered to have a neutral impact on the appearance of the streetscene (please also see Basement Development).

Basement

- 1.27 Control of basement development is concerned with site context and proportion of the site already development, proximity to listed building, hydrology of a site, topography, green infrastructure and biodiversity and location of trees and shrubs (DM6.3).
- 1.28 In line with the advice within the Basement SPD, for all basement development a Structural Method Statement (SMS) must be submitted (in accordance with the SMS requirements in Appendix B) in support of any such application. A Structural Engineers Report has been submitted in conjunction with the application and this has been produced and endorsed by a Chartered Structural Engineer.
- 1.29 For extensions to existing residential basements or the creation of new basement areas underneath and/or within the curtilage of an existing dwelling, the majority of original open area of the site should be retained, and the total area of basement beyond the original footprint must be subordinate to the original footprint of the dwelling. A basement and/or other structures should cumulatively occupy less than 50% of the original garden/unbuilt upon area, and be smaller in area than the original footprint of the dwelling, whichever the lesser.

- 1.30 The application proposes a single storey basement extension, front lightwell and rear lower ground floor courtyard. The proposed basement would largely run under the footprint of the existing house and also extend 2.3m into the rear garden. The basement would have 2.6m floor to ceiling heights and an overall approximate depth of 3m. Based on the proposed depth and scale of the basement would comply with design indicate DI.1, DI.2 and DI.3 of the Basement Development SPD.
- 1.31 Concern has been raised with regards to the structural stability of adjoining buildings. The NPPG advises that the effects of land instability may result in landslides, subsidence or ground heave. Failing to deal with this issue could cause harm to human health, local property and associated infrastructure, and the wider environment. The application is also assessed in accordance with the Basement SPD which aims to promote best practice in terms of basement development in the borough.
- 1.32 It is important to note when dealing with land that may be unstable, the planning system works alongside a number of other regulations outside the realms of planning legislation including Building Regulations, which seek to ensure that any development is structurally sound as well as the requirements under the Party Wall Act. Any development hereby approved would also be required to fully comply with these regulations.
- 1.33 The Structural Engineers Report provides a construction methodology to minimise the risk to adjoining occupiers. This confirms that underpinning of the existing foundations is proposed to be carried out. The potential impact to adjoining properties has been looked at and reported on within the SMS, which appears to have dealt with these buildings adequately in the design and mitigation proposals (underpinning and monitoring). As such the approach to require the of implementation of any permission in accordance with an approved method statement would be consistent with the Basement Development SPD.
- 1.34 A condition has been attached also requiring that the certifying professional (or replaced with a suitably qualified person with relevant experience) endorsing the SMS is retained for the duration of construction.
- 1.35 The site is not located within a flood risk zone. In relation to groundwater, the report comments that the underlying layer is London Clay and that ground water flows are considered likely to be minimal to negligible. As such there is considered to be no adverse risk to the application site or potential risk to those adjoining occupiers.

Balance

- 1.36 Taking the proposed alterations together, these are not considered to cause material harm to the appearance of the building or the terrace. The scale and form of the external alterations are considered to comply with policies 7.4, and 7.6 of the London Plan 2016, CS8 and CS 9 of the Core Strategy 2011, Policy DM2.1 (Design) of the Development Management Policies 2013 and the Urban Design Guide 2017.

Trees

- 1.37 There are no trees in close vicinity to the proposed extension at lower ground floor level. It is also confirmed that no pruning or tree works would be needed to assist in the erection of the proposed extensions. It therefore considered that the proposal would not result in any impact to the existing trees. This would be in line with the requirements of policy DM6.5 of the Development Management Plan.

Neighbouring Amenity

- 1.38 The council's planning policies seek to ensure that new development does not harm the amenity of adjacent residents, either from loss of daylight, sunlight, privacy and overlooking, perceived sense of enclosure or noise.
- 1.39 London Plan Policy 7.6 requires buildings and structures not to cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy and overshadowing, in particular. DMP Policy 2.1 requires development to provide a good level of amenity including consideration of overshadowing, overlooking, privacy, sunlight and daylight, over-dominance, sense of enclosure and outlook. One of the core principles is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.
- 1.40 Concerns have also been raised regarding noise disturbance. The development would result in an intensification of the use of the site compared to its current use as a single family dwelling. Nonetheless, given the predominant residential character of the surrounding area and the overall extent of existing residential development nearby, it is considered that the development of the site for two new dwellings (3 in total) in this location would be relatively limited in its impact on neighbouring living conditions. However, should there be excessive noise generated from such a use, the Council's Public Protection team has powers to deal with noise nuisance.
- 1.41 In this instance, the consultation process has raised a number of concerns in relation to the loss of privacy and overlooking to neighbouring properties. The proposal would result in the installation of new windows to the rear elevation of the host property. However, these additional openings would face the rear garden and not directly face any habitable windows found at the neighbouring properties. It is not uncommon within built up areas to have a mutual degree of overlooking and the proposed window openings would not face directly into habitable windows. In that regard, the proposal is compliant with DM2.1 of the Development Management Policies which seeks to prevent overlooking between habitable windows less than 18m apart. The proposal is therefore not considered to result a harmful loss of privacy or unacceptable degree of overlooking to neighbouring properties.
- 1.42 The proposed above ground floor additions would read as full width at ground floor with partial width at first floor. The proposed rear additions above ground floor level, would be similar in height, size, scale and bulk to the existing additions to adjoining properties to the rear. Moreover, the proposed additions at the application site would not project beyond the existing building line of the host property or that of the neighbouring properties and would abut a two storey element at no. 30. The proposed additions would therefore not unduly impact the amenity of neighbouring occupiers to either side of the application site.
- 1.43 Concern has been raised regarding the transference of noise from the intensified use of the property notably at upper levels. Building Control requires noise measures to ensure no adverse impact on neighbouring occupiers. Taking into account other regulatory regimes (NPPF discourages overlap between regimes), it is considered there would be no undue impact to neighbouring occupiers. Moreover, the proposal is considered reasonable in terms of its scale and intensity and overall layout of units meets minimum standards. As such there is not considered to be an over intensive residential use of the land.
- 1.44 The demolition and construction periods are likely to be responsible for the most disruptive noise impacts affecting residential amenity. Construction impacts are not a material planning considerations that a refusal could legitimately be based on, but conditions to mitigate impacts can be attached to permission. Conditions requiring the submission of a Construction Method Statement (condition 5), and an informative advising of restriction to hours for 'noisy' works have been included as part of the recommendation,

in order to mitigate and reduce the impacts of demolition and construction. A Structural Method Statement has been submitted also taking account of the proposed development, notably the basement on adjoining buildings.

- 1.45 For these reasons, it is considered that the proposed development would not significantly harm the living conditions of the occupiers of the adjoining occupiers, Nos. 28 and 30 Windsor Road. Accordingly, the proposal does not conflict with Policies CS8 and CS9 of Islington's Core Strategy nor Policy DM2.1 of Islington's Local Plan: Development Management Policies insofar as they aim to safeguard residential amenity. The scheme would also adhere to a core principle of the National Planning Policy Framework, which is to always ensure a good standard of amenity for all occupants of land and buildings.

Quality of Accommodation

- 1.46 In terms of new residential development, as well as having concern for the external quality in design terms it is vital that new units are of the highest quality internally, being, amongst other things of sufficient size, functional, accessible, private, offering sufficient storage space and also be dual aspect. London Plan (2016) policy 3.5 requires that housing developments should be of the highest quality internally, externally and in relation to their context and the wider environment. Table 3.3 of the London Plan prescribes the minimum space standards for new housing, which is taken directly from the London Housing Design Guide space standards. Islington's Development Management policy DM3.4 also accords with these requirements, with additional requirements for storage space.
- 1.47 A new nationally described space standard (NDSS) was introduced on 25 March 2015 through a written ministerial statement as part of the New National Technical Housing Standards. These new standards came into effect on 1 October 2015.
- 1.48 Policy DM3.4 of the Islington's Local Plan: Development Management Policies (adopted June 2013) sets the context for housing standards for new development. Table 3.2, which supports this Policy and gives the minimum gross internal areas (GIA) that new residential developments would be expected to achieve.
- 1.49 For 3 bed 5-person units the required floor space is 86sqm. For a 2 bed 4-person unit the required space standard is 70sqm and for a studio unit the required space standard is 37sqm.

Proposed		
	GIA	
	sqm	sqft
Flat 1 (3beds)	94.5	1012
Flat 2 (1beds)	40	431
Flat 3 (2beds)	80.3	861
Total	214.8	2304

Table 1: Proposed unit sizes (sqm).

- 1.50 The proposal would provide a studio with a floor area of 40m. The appropriate standard of a 1 bed/2 person bedspace unit is 50sqm, the standard for 1 bed/1 bed space unit is 37m. The submitted plans show a flat with an open plan living, bedroom and kitchen area on the first floor. Although compact, there still would be sufficient space to accommodate furniture and adequate circulation space. The unit is also dual aspect.

- 1.51 The Development Management Policies state that only in exceptional circumstances will a studio unit be acceptable as there is no identified need and a general oversupply of small units. The reasoning to prevent the provision of smaller sized units. Given the proposal complies with the aims of reproviding a family unit (3-bed) and a 2 bed unit, in accordance with DM3.3 and that the proposal is within the constraints of an existing building, in this instance the provision of a studio is considered acceptable. Moreover, to include the first floor, to create an additional 3 bed with no private amenity space access would not be considered appropriate. Overall therefore the circumstances are considered 'exceptional' and on balance acceptable.

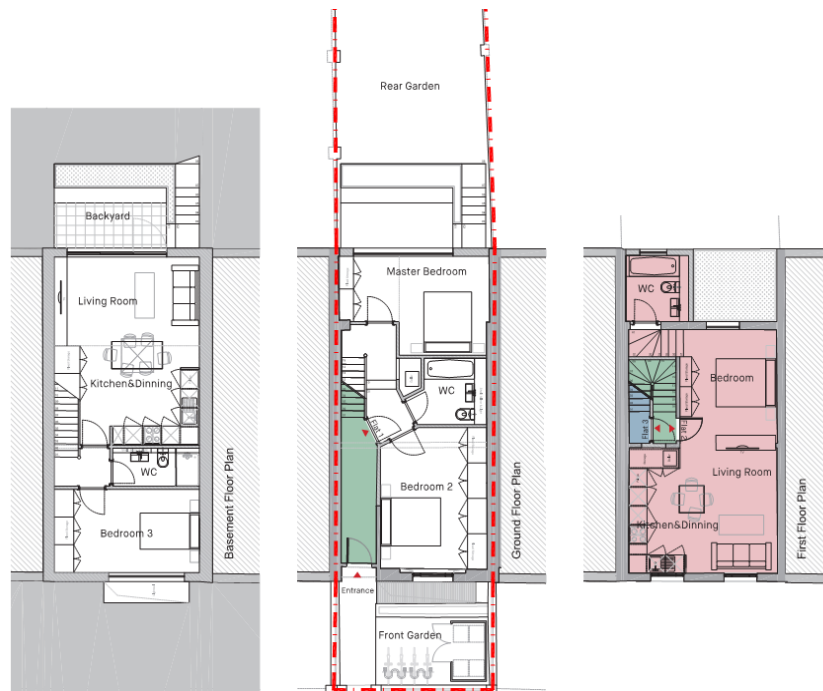


Image: Internal layouts to Flat 1 and Flat 2

- 1.52 In relation to the 3 bed unit (at proposed basement and ground floor) and two bed unit at second and proposed third floor level other units within the proposal would exceed the floor area required by the above prescribed standards in the NDSS and Development Management Policies. The internal layouts of the proposed residential units are considered to be acceptable and a satisfactory unit size has been provided. The units are also dual aspect with good outlook and natural ventilation.
- 1.53 Concern has been raised in relation to a habitable room located in the basement with restricted outlook and light. As reflected in the BRE guidance light levels in basement bedrooms may be less important than for other habitable rooms, particularly where the room is only to be used for sleeping. The same principles apply to the importance of the outlook from such a window. Moreover, the proposed unit benefits from being accommodated over both ground and basement floors with access to a large garden. For these reasons, although there would be restricted outlook and light to the single front bedroom at basement level, this is not a sufficient basis to conclude that the proposed use as a bedroom would be unacceptably harmful to future occupier's amenity or indeed the unit overall.

- 1.54 Taking all these findings together, while there are some shortfalls against the standards included in development plan policies and other guidance an exceptional case is considered appropriate in this instance to support a studio unit. These are not significant and need to be considered against the particular circumstances of the proposal, as set out above. Accordingly, the proposal would provide adequate living conditions for its occupiers, with particular regard to daylight, sunlight and outlook in respect of the basement level front bedroom, and there would be no unacceptable harm in this regard. Therefore, there is no conflict with the policies of the DMP referred to above and Policies CS9 and CS12 of Islington's Core Strategy, concerning quality of design and quality of life for residents, DM3.4 and NDSS.

Outdoor Amenity Space

- 1.55 Policy DM3.5 part A identifies that 'all new residential development will be required to provide good quality private outdoor space in the form of gardens, balconies, roof terraces and/or glazed ventilated winter gardens'. The policy requires the provision of 30 square metres of good quality private outdoor space on ground floors. Part C of the policy states that the minimum requirement for private outdoor space is 5sqm on upper floors for 1-2 person dwellings. For each additional occupant, an extra 1sqm is required on upper floors.
- 1.56 The 3 bed family unit would have access to a private garden which exceeds the 30sqm, as stated above (at approximately 70sqm). The studio (5sqm outdoor space required) and 2 bed unit (5sqm outdoor space required plus 1 sqm per additional occupant) would not have access to private outdoor amenity space. However, any terracing at upper levels would appear as a dominant element out of character with the original Victorian features of the host building and damaging to the appearance of the surrounding area. Moreover, there is concern that terraces may give rise to overlooking. Based on the sufficient internal living standards and the proposed units being of a smaller scale, the lack of private amenity space for upper floor units is not considered to justify a reason for withholding permission in this instance.
- 1.57 For the above reasons, it is concluded that the proposed family dwelling provides acceptable living conditions for future occupants in terms of the standard of accommodation and amenity space. Whilst the studio and 2 bed unit do not comply they exceed minimum space standards and are dual aspect. Moreover these units are constrained by the existing building and design considerations for the extensions. On balance the proposal is in general accordance with Policy 3.5 of the London Plan 2015, Policies CS8 and CS9 of the Islington Core Strategy 2011 and Policies DM2.1, DM3.4 and DM3.5 of the Islington Development Management and the National Space Standard, 2015.

Refuse

- 1.58 Paragraph 5.2 of the Islington Street Environment Services 'Recycling and Refuse Storage Requirements' provides advice in relation to acceptable refuse and recycling provision for new residential units. Refuse has been shown in the front garden. It is considered appropriate in this instance to attach a condition to ensure appropriate refuse and recycling storage and capacity. The refuse enclosures are not considered acceptable in design terms and this is reflected in the relevant condition.

Accessibility

- 1.59 As a result of the change introduced by the Deregulation Bill (Royal Assent 26th March 2015) Islington is no longer able to insist that developers meet its own SPD standards for accessible housing, therefore we can no longer apply our flexible housing standards nor wheelchair housing standards.
- 1.60 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 our present wheelchair accessible housing standard. Planning must check compliance and condition the requirements, if they are not conditioned, Building Control will only enforce the basic Category 1 standards.
- 1.61 The proposal is to convert an existing dwelling. Given the site constraints it is not realistic to expect compliance with Category 2 and therefore Category 1 is appropriate.

Affordable Housing and Carbon Offsetting

- 1.62 Islington's Core Strategy Policy CS 12 - Meeting the housing challenge – states in part G that to provide affordable housing 50% of additional housing to be built in the Borough over the plan period should be affordable. All sites capable of delivering 10 or more units gross should provide affordable homes on site. Schemes below this threshold should provide a financial contribution towards affordable housing provision elsewhere in the Borough.
- 1.63 The Council's Affordable Housing Small Sites Contributions Supplementary Planning Document (the SPD) supports the implementation of the Core Strategy. The SPD confirms that all minor residential developments resulting in the creation of 1 or more additional residential units(s) are required to provide a commuted sum towards the cost of affordable housing on other sites in the Borough. The requirement applies not only to new build but also conversions of existing buildings resulting in the creation of new units and the subdivision of residential properties resulting in net additional units. Based on a study of the level of financial contribution that would be viable, the required contribution is £50,000 per unit for north and mid-borough locations, which includes the Windsor Road area. Provision is made to take account of site specific circumstances, if supported and justified by viability evidence.
- 1.64 The applicant has stated their willingness to enter into a Unilateral Undertaking in respect of the above sums. At present this UU is not signed or completed. Any planning permission is therefore subject to the finalising of a UU.

Highways

- 1.65 Islington policy identifies that all new development shall be car free. Car free development means no parking provision will be allowed on site and occupiers will have no ability to obtain car parking permits, except for parking needed to meet the needs of disabled people. This is to be secured via a legal agreement.
- 1.66 The provision of secure, sheltered and appropriately located cycle parking facilities (residents) will be expected in accordance with Transport for London's guidance: 'Cycle Parking Standards – TfL Proposed Guidelines'. Subject to there being sufficient capacity, the secure and integrated location of the proposed cycle storage on the ground floor is acceptable. Policy DM8.4 of the Development Management Policies supports sustainable methods of transport and requires the provision of 1 cycle space per bedroom. Cycle spaces are indicated on the drawings within the front gardens. It is clear there is a conflict in terms of their location and the desirability to keep the front garden clear of structures. However, bike storage is considered necessary in this instance to encourage and enable

sustainable modes of travel for prospective occupiers. Therefore, it is recommended this detail be conditioned to ensure compliance with DM8.4.

Sustainability

- 1.67 Policy DM7.1 provides advice in relation to sustainable design and construction, stating 'Development proposals are required to integrate best practice sustainable design standards (as set out in the Environmental Design SPD), during design, construction and operation of the development'.
- 1.68 In this instance given the proposal relates to the conversion of the existing building rather than a new build, the requirement for financial contribution of carbon off-setting is not applicable nor is a condition required in relation to water efficiency standard for residential developments (95 litres/person/day). Therefore, on balance the proposal would be acceptable in terms of complying with the policies in regard to sustainability.

Local Finance Considerations

Community Infrastructure levy (CIL)

- 1.69 The Community Infrastructure Levy will be calculated in accordance with the Mayor's adopted Community Infrastructure Levy Charging Schedule 2012 and the Islington adopted Community Infrastructure Levy Charging Schedule 2014. The payments would be chargeable on implementation of the private housing.

Other Matters

- 1.70 Concern has been raised claiming that the application will set a precedent for future development. It is a well-established principle within planning that each application should be considered on its own individual planning merits.
- 1.71 It is acknowledged the proposal will result in a material intensification of the use of the site. As a minimum, Thames Water recommend that all drainage connections from basements to sewers are fitted with a one-way valve to prevent sewers surcharging into basements in high flow periods. Thames Water also recommend that all basements are fitted with a 'positive pumped device' (or equivalent reflecting technological advances) as this will assist in directing the flow of sewage away from the basement building, should sewer flooding occur. The increase in sewage would not warrant withholding the planning permission in this instance.
- 1.72 Concern has been raised that the proposal would 'legalise' over occupancy. However as stated in the report, the unit mix and proposed unit sizes are considered satisfactory and would deliver good quality accommodation. The type and intensity of residential land use proposed is considered to be compatible and acceptable with the area.
- 1.73 Representations have been raised that the proposal will devalue local properties and make them harder to sell. The value of adjoining property is not a material planning consideration.
- 1.74 It is inevitable some disruption will be caused by building works. However, these have been mitigated by condition.
- 1.75 A public submission sought that the proposal includes nestboxes for swifts (birds). The site is not located near a SINC and the proposal will have no impact on existing biodiversity, however the Development Management policies seek to enhance biodiversity and in this regard a condition is recommended.

- 1.76 For an application of this nature the planning system cannot control when the works are completed. To attach such a condition would be unreasonable (NPPG). It is worth noting that the applicant has 3 years to implement the permission once granted.
- 1.77 Representations have been made that a Party Wall notice has not been served. Planning permission does not remove the need to act in accordance with other regulatory regimes, these include Building Control, Party Wall Act and the Environmental Protection Act.
- 1.78 It is also stated that the developer does not wish to live in the property, does not have concern of the area or its community and is interested generating profit. These are not material planning considerations and the application can therefore not be legitimately refused on such grounds.

11. SUMMARY AND CONCLUSION

Summary

- 11.1 The principle of the development is considered acceptable and would reprovide a family unit as well as two further dwellings. The proposal is considered conducive to the surrounding residential character and use
- 11.2 The proposed roof extension is considered acceptable in terms of its impact on the surrounding townscape and the rear additions are considered subservient to the main dwelling. The basement would be of a commensurate size to the existing building and garden. Overall the design would accord with Policy DM2.1 of Islington's Development Management Policies, Policy CS9 of Islington's Core Strategy 2011 as well as guidance in the Council's Urban Design Guide 2017 (SPD).
- 11.3 It is considered that the development would not result in unacceptable loss of daylight or sunlight to the occupiers of the adjoining residential properties. The proposal would not cause an unacceptable increase in enclosure levels, loss of outlook nor have a detrimental impact upon their amenity levels taken as a whole. An Engineers Report has been submitted demonstrating the potential impact on neighbours and mitigating an impacts.
- 11.4 The proposed residential units would provide acceptable standard of accommodation with all units achieving minimum internal floorspace standards, dual aspect, and proposed family unit would meet the required private amenity space standards. It is noted there are some shortfalls, notably, the restricted outlook to front basement bedroom and lack of amenity space for the upper floor units however, when taken as a whole the residential units would provide acceptable standard of accommodation for prospective occupiers.
- 11.5 The development would be car free and would also encourage sustainable forms of travel through provision of bike stands. In addition, Small Sites Affordable Housing (£100,000) would be secured by way of a Unilateral Agreement.
- 11.7 In accordance with the above assessment, it is considered that the proposed development is consistent with the policies of the London Plan, the Islington Core Strategy, the Islington Development Plan and associated Supplementary Planning Documents and should be approved accordingly.

Conclusion

- 11.8 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 planning permission be granted subject to the 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:

- a) A financial contribution of £100,000 towards the provision of off-site affordable housing.
- b) Car free development.

RECOMMENDATION B

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

1	Commencement
	<p>CONDITION: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.</p> <p>REASON: To comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).</p>
2	Approved plans list
	<p>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>EX (00)001 Revision P1; Design and Access Statement Revision P1; EX (00) 002 Revision P1; EX (00) 003 Revision P1; EX (00) 004 Revision P1; EX (00) 006 Revision P1; EX (00) 007 Revision P1; DM(00)002 Revision P1; DM(00)003 Revision P1; DM(00)004 Revision P1;DM(00)005 Revision P1; DM(00)006 Revision P1; GA(00)001 Revision P1; GA(00)002 Revision P1; GA(00)003 Revision P1; GA(00)004 Revision P1; GA(00)005 Revision P1; GA(00)006 Revision P1; GA(00)007 Revision P1 Structural Engineering Report dated November 2017.</p> <p>REASON: To comply with Section 70(1) (a) of the Town and Country Act 1990 as amended and the Reason for Grant and also for the avoidance of doubt and in the interest of proper planning.</p>
3	Materials
	<p>CONDITION: The bricks to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building.</p> <p>REASON: In the interest of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard.</p>

4	Cycle Storage
	<p>CONDITION: Notwithstanding the details shown on the approved plans, no occupation of the dwellings hereby permitted shall take place until detailed drawings bicycle store to serve the residential property have been submitted to and approved in writing by the local planning authority and these facilities have been provided and made available for use in accordance with the details as approved and maintained thereafter into perpetuity.</p> <p>REASON: In the interest of securing sustainable development.</p>
5	Construction Method Statement
	<p>CONDITION: No development works shall take place on site unless and until a Construction Method Plan has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the construction period. The CMP should include details on the access, parking, and traffic management and delivery arrangement throughout the construction phase of the development. This should include:</p> <ul style="list-style-type: none"> a) identification of construction vehicle routes b) how construction related traffic would turn into and exit the site (including appropriate traffic management) c) the method of demolition and removal of material from the site d) the parking of vehicles of site operatives and visitors e) loading and unloading of plant and materials f) storage of plant and materials used in constructing the development g) the erection and maintenance of security hoarding h) wheel washing facilities where applicable i) measures to control the emission of dust and dirt during construction a scheme for recycling/disposing of waste resulting from demolition and j) construction works <p>The development shall be carried out strictly in accordance with the details so approved and no change from shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: to ensure no harm to neighbouring occupiers.</p>
6	Construction Monitoring
	<p>CONDITION: The Structural Engineers Report as set out will be overseen by the relevant and suitably qualified persons, particularly for key structural phases. A certified professional (or replaced with suitably qualified person with relevant experience) endorsing the Structural Engineers Report shall be retained for the duration of construction.</p> <p>REASON: to ensure no harm to neighbouring occupiers.</p>
7	Bird Boxes
	<p>CONDITION: Prior to occupation of the proposed residential dwelling units, details of proposed bird boxes shall be submitted to and approved in writing by the Local Planning Authority and implemented in full, in accordance with the approved details and retained thereafter into perpetuity.</p> <p>REASON: to enhance biodiversity.</p>

8	Bin Storage
	<p>CONDITION: Notwithstanding the hereby approved plans, no permission is hereby granted for bin enclosures to the front garden. Details of bin storage shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented in accordance with the approved details and maintained as such thereafter into perpetuity.</p> <p>REASON: In the interest of securing sustainable development.</p>

List of Informatives:

1	Surface Water Drainage
	<p>It is the responsibility of a developer to make proper provision for drainage to ground, water course or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921.</p>
2	Construction works
	<p>Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Pollution Team, Islington Council, 222 Upper Street London N1 1XR (Tel. No. 020 7527 3258 or by email pollution@islington.gov.uk) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.</p>
3	Highways Requirements
	<p>Compliance with sections 168 to 175 and of the Highways Act, 1980, relating to "Precautions to be taken in doing certain works in or near streets or highways". This relates, to scaffolding, hoarding and so on. All licenses can be acquired through streetworks@islington.gov.uk. <u>All agreements relating to the above need to be in place prior to works commencing.</u></p> <p>Compliance with section 174 of the Highways Act, 1980 - "Precautions to be taken by persons executing works in streets." Should a company/individual request to work on the public highway a Section 50 license is required. Can be gained through streetworks@islington.gov.uk. <u>Section 50 license must be agreed prior to any works commencing.</u></p> <p>Compliance with section 140A of the Highways Act, 1980 – "Builders skips: charge for occupation of highway. Licenses can be gained through streetworks@islington.gov.uk.</p> <p>Compliance with sections 59 and 60 of the Highway Act, 1980 – "Recovery by highways authorities etc. of certain expenses incurred in maintaining highways". Haulage route to be agreed with streetworks officer. Contact streetworks@islington.gov.uk.</p> <p>Joint condition survey required between Islington Council Highways and interested parties before commencement of building works to catalogue condition of streets and drainage gullies. Contact highways.maintenance@islington.gov.uk.</p>

APPENDIX 2: RELEVANT DEVELOPMENT PLAN POLICIES AND GUIDANCE

This appendix lists all relevant development plan policies and guidance notes pertinent to the determination of this planning application.

1. National and Regional 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.

- NPPF - Policy 12 - Conserving and Enhancing the Historic Environment
- Planning Practice Guide (2014)

2. Development Plan

The Development Plan is comprised of the London Plan 2011, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013. The following policies of the Development Plan are considered relevant to this application:

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

7 London's living places and spaces
Policy 7.1 Building London's neighbourhoods and communities
Policy 7.2 An inclusive environment
Policy 7.3 Designing out crime
Policy 7.4 Local character
Policy 7.6 Architecture

B) Islington Core Strategy 2011

Policy CS3 (Nag's Head and Upper Holloway)
Policy CS8 (Enhancing Islington's Character)
Policy CS9 (Protecting and Enhancing Islington's Built and Historic Environment)
Policy CS10 (Sustainable Design)
Policy CS12 (Meeting the Housing Challenge)
Policy CS15 Open space and green infrastructure

C) Development Management Policies June 2013

Design and Heritage

DM2.1 Design
DM2.2 Inclusive Design
DM3.1 Housing Mix
DM3.3 Residential conversion and extensions
DM3.4 Housing Standards
DM3.5 Private Amenity Space

Health and Open Space

DM6.3 Protecting open space
DM6.5 Landscaping, trees and biodiversity
DM6.6 Flood Prevention

Energy and Environmental Standards
DM7.2 Sustainable Design and Construction

Transport
DM8.4 Walking & Cycling
DM8.5 Vehicle Parking

Infrastructure and Implementation
DM9.2 Planning obligations

3. Designations

The site has the following designations under the London Plan 2016, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013:

Islington Local Plan

Nags Head an Upper Holloway Core Strategy Key Area
Within 100m of TLRN
Within 50m of Mercers Road/Tavistock Conservation Area
Article Direction A1-A2 (Rest of Borough)

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

The following SPGs and/or SPDs are relevant:

Islington Local Plan

Urban Design Guide
Basement Development
Development Viability
Affordable Housing Small Sites Contributions