

PLANNING COMMITTEE REPORT

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

PLANNING SUB-COMMITTEE B		
Date:	18 th September 2014	NON-EXEMPT

Application number	P2014/1144/FUL
Application type	Full Planning Application
Ward	Canonbury Ward
Listed building	Not listed
Conservation area	Canonbury Conservation Area
Development Plan Context	<ul style="list-style-type: none">- Canonbury Conservation Area- Article 4.2- Tree Preservation Order (Elm)- Tree Preservation Order (Ailanthus/Tree of Heaven)
Licensing Implications	none
Site Address	18 Alwyne Place, London, N1 2NL
Proposal	Erection of a new mansard roof to form a two bedroom flat.

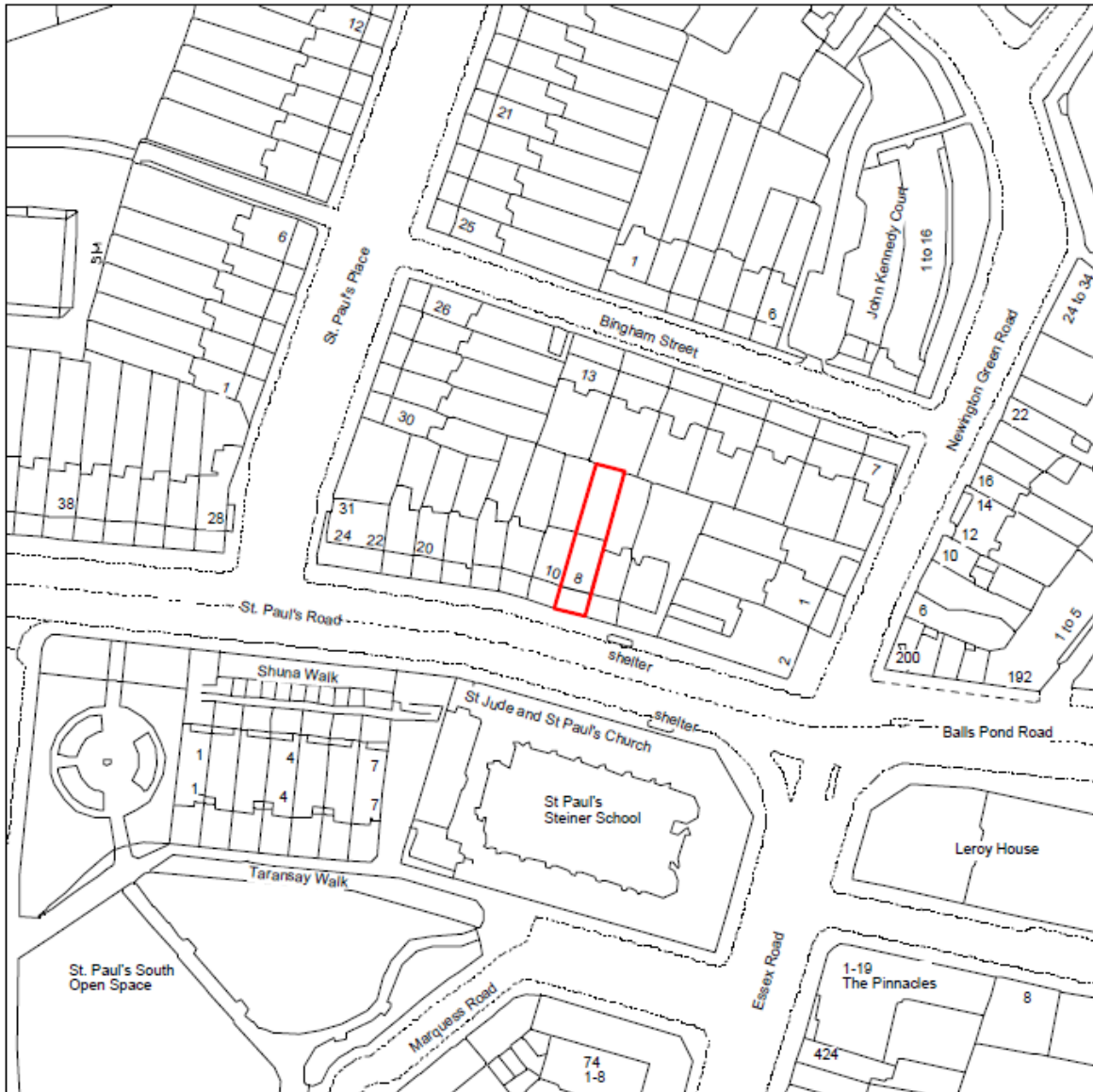
Case Officer	Emily Benedek
Applicant	Mr Chris Eliades
Agent	Mr Chris Bowen – Tasou Architects

1 RECOMMENDATION

The Committee is asked to resolve to GRANT planning permission:

1. subject to the conditions set out in Appendix 1;
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: Existing front elevation



Image 2: View of neighbouring mansard roof



Image 3: View from existing roof

4 SUMMARY

- 4.1 Planning permission is sought for the erection of a mansard roof extension to provide an additional two bedroom flat at fourth floor level.
- 4.2 The proposed residential unit would provide a good level of amenity and the extension would not detract from the character and appearance of the application property or the conservation area and would not detrimentally impact upon neighbour amenity.
- 4.3 The application is therefore recommended for approval subject to conditions and completion of a S106 Agreement.

5 SITE AND SURROUNDING

- 5.1 The site is located on the east side of Alwyne Place and consists of a mid-terraced property which is used for residential purposes. The property is three storeys in height over basement, with a flat roof.
- 5.2 The properties surrounding the site on Alwyne Place comprise of traditional three storey town houses. Whilst the adjoining properties at Nos 14 and 16 Alwyne Place are Grade II Listed with pitched and mansard roofs, the application site was demolished and rebuilt in the 1960s (albeit at a lower level with a flat roof). The immediate area is predominantly residential in character.
- 5.3 The site is located within the Canonbury Conservation Area. The building is not listed.

6 PROPOSAL (in Detail)

- 6.1 The proposal consists of erection of a new mansard roof to form a two bedroom flat. The mansard roof will be of a traditional design with dormers, sash windows, lead flashing and lead cheeks.
- 6.2 The proposed mansard roof will measure 7.2 metres in width, 2.4 metres in height and 10.2 metres in depth. Three small centrally placed dormers with sash windows will be located on the front and rear elevations. The dormer windows will measure 1.5 metres in width, 1.5 metres in height and 0.6 metres in depth.
- 6.3 The proposed two bedroom flat will have an area of 61m² with two bedrooms looking onto the rear elevation. The new unit will be dual aspect and all main habitable rooms (bedrooms, living room and kitchen) will receive direct sunlight and daylight. The refuse storage facilities will be provided in the kitchen and storage facilities will be provided in the second bedroom. No amenity space is proposed.

7 RELEVANT HISTORY

PLANNING APPLICATIONS

- 7.1 961742 - Installation of new upvc windows to be fitted into existing timber boxes. Refused 20/12/1996

PLANNING APPLICATIONS

- 7.2 None

ENFORCEMENT:

- 7.3 No history.

8 CONSULTATION

Public Consultation

- 8.1 Letters were sent to occupants of 17 adjoining and nearby properties at Alwyne Place, Canonbury Place and Willow Bridge Road on 25th April 2014. A site notice was placed at the site and the application advertised on 1st May 2014. The public consultation of the application therefore expired on 22nd May 2014, however it is the Council's practice to continue to consider representations made up until the date of a decision.
- 8.2 At the time of the writing of this report twenty five (25) responses had been received from the public with regard to the application. The issues raised can be summarised as follows (with the paragraph that provides responses to each issue indicated within brackets):
- Application will affect the character and appearance of the Conservation Area (para 10.4-10.6)
 - New roof will be higher than the original roof and visible from the street level (paras 10.6)
 - Different style and materials of new part of the building (paras 10.4-10.5)
 - Already one of the tallest buildings in the area and this will make it taller (10.4)

- Contrary to Canonbury Society's principal aim – the existing roofs are very important to the character of the area (10.6)
- Bin area already over full capacity (10.22)
- Foul sewage pipes to 18 Alwyne Place already over capacity (para 8.3)
- Loss of light (para 10.16)
- Impact on protected trees (para 10.26)
- Insufficient parking spaces (10.19)
- Where will water tank be relocated? What will happen during construction works? (para 10.25)
- Party wall issues (para 8.3)
- Existing roof not flat (para 10.6)
- Noise and disturbance from construction works (para 8.3)
- Sound proofing extremely poor (para 10.20)

8.3 It must be noted that matters related to the manner and method of construction of the proposed extensions and party wall issues are not material considerations in the planning assessment of this application. These are matters that are covered by separate legislation including the Building Regulations, the Party Wall Act and the Environment Protection Act. However, a condition is proposed to ensure that construction traffic and methods would protect residential amenity.

Internal Consultees

8.4 **Design and Conservation Officer –**
 “No in principle objections to the proposal as long as the mansard roof will be constructed at 72 degrees”

8.5 **Biodiversity and Nature Consultation -**
 No comments received

8.6 **Landscape and Trees**
 No objection

External Consultees

8.7 **The Canonbury Society**
 No comments received

9 RELEVANT POLICIES

Details of all relevant policies and guidance notes are attached in Appendix 2. This report considers the proposal against the following development plan documents.

National Guidance

9.1 The National Planning Policy Framework 2012 seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF is a material consideration and has been taken into account as part of the assessment of these proposals.

Development Plan

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

Supplementary Planning Guidance (SPG) / Document (SPD)

- 9.3 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
- Design and Impact Upon Conservation Area
- Landscaping
- Amenity for Future Occupiers
- Neighbouring Amenity
- Highways and Transport
- Noise and Vibration
- Access
- Refuse
- Affordable Housing

Land use

- 10.2 The site is situated within a residential area and involves an extension to an existing residential block of 6no. self-contained flats to create a new unit. The additional development would involve a roof extension comprising a mansard roof with front and rear dormer windows. The introduction of a further residential unit is considered to be acceptable in land use terms.

Design and impact upon the Conservation Area

- 10.3 The application site consists of a mid terraced property set within a row of terraced properties of similar design. Whilst it is appreciated that the application site is non-original and does not align with the neighbouring properties, as it sits lower within the existing street scene, there is a clear vertical delineation formed by the alignment of windows in the front elevation, such that provides a uniform appearance to the street scene.
- 10.4 The proposal would introduce a mansard roof to create a new fourth floor. The mansard roof will incorporate the whole roof with 3no. subordinate dormer windows on the front and rear elevations. It is proposed that the mansard roof will be slate clad whilst the dormers will be clad in lead. These materials will match the materials used in the neighbouring roof extension at No. 15 Canonbury Place.
- 10.5 The Urban Design Guide supports roof extensions in short terraces where the existing roof line has already been broken. Traditional mansard roofs are considered the most appropriate type of roof extension in Conservation Areas.
- 10.6 The Conservation Area Design Guide (CADG) Canonbury Conservation Area states that: *where mansard roofs are permitted, the rear elevation should be mansarded, not*

in vertical brickwork, so as to maintain the butterfly or other original profile at the back. It is noted that the existing roof at No 18 is flat, whilst the neighbouring property at No 20 benefits from butterfly roof and No 16 has a mansard roof. Therefore it is not considered necessary to maintain the profile of the existing roof. Although the mansard will be visible, the new roof will be a mansard on the front and rear and will preserve the existing parapet, as well as matching the roof profile of No 16. It is therefore not considered not to have a detrimental impact on the character and appearance of the Canonbury Conservation Area.

- 10.7 The Islington Urban Design Guide (IUDG, paragraph 2.4) states that: *dormer windows usually work best where they are no wider overall than the windows in the façade, especially where they line up with the windows below.*
- 10.8 The proposed dormers in the front and rear elevations have been designed to align with the existing windows below which will ensure the proposal has minimal impact on the street scene. The applicant's agent has confirmed that the mansard roof will have a pitch of 72 degrees.
- 10.9 As such, it is considered that the proposed roof extensions would integrate with the application property. The proposed loft extension is not considered to result in harm to the conservation area and be in accordance with adopted guidance and policies CS9 of the Core Strategy and DM2.3 of the Development Management Policies.

Amenity for Future Occupiers

- 10.10 Table 3.2 of policy DM3.4 of the Development Management document stipulates the minimum gross internal floor space required for residential units on the basis of the level of occupancy that could be reasonably expected within each unit. Details of each unit are set out in the table below against the minimum floor space standards.

Unit	No. Bedrooms/ Expected Occupancy	Floor Space	Minimum Required Floor Space	Garden Space	Minimum Required Garden Space	Storage
A	2/3	61	61	0	6	2

- 10.11 The proposed residential unit would meet the minimum required floor space as set out in the London Plan and the Development Management Policies. The unit would be dual aspect in line with Council policy.
- 10.12 With regard to amenity space, policy DM3.5 details that all new residential development should provide good quality, private outdoor space in accordance with the minimum required figures. This policy requires a minimum of 5 square metres on upper floors and 15 square metres on ground floors for a 1-2 person dwelling and for each additional occupant, an extra 1 square metre.
- 10.13 The proposed unit would be located on the fourth floor and will not have any private outdoor amenity space. The existing units do not benefit from any private amenity space, with the exception of the lower ground floor flat which has the sole use of the rear garden and therefore it is not practical to provide any private amenity space for the new unit. Given the existing site constraints and the proximity to Listed Buildings, private balconies were not considered appropriate in this location. However, it is noted that the application site is located approximately 300 metres from Canonbury Square Gardens.

- 10.14 Although it is not possible for the unit to be accessible by lift, the new staircase leading up to the unit will be ambulant disabled compliant and the unit will be fully adaptable with adequate turning circles in each of the rooms.

Neighbour Amenity

- 10.15 The proposal would introduce a fourth floor level that would include a number of windows on the front and rear elevation.
- 10.16 It is noted that the proposed windows will overlook the front forecourt of Canonbury Place and the rear garden of the application site and Nos 16 and 17 Canonbury Place. These neighbouring buildings are at a lower level than the application site and it is therefore considered that the proposal will not result in any direct overlooking or loss of amenity including loss of light to the occupiers of the neighbouring residential properties. The new dwelling will be set back from the existing parapet with windows in the same location as the windows to the existing flats at the lower floor levels and will therefore only have oblique views of the neighbouring properties. These physical dynamics of the application site in relation to the surrounding properties are considered to ensure that the proposed development would not have a material adverse impact on the amenity levels of adjoining occupiers.

Highways and Transportation

- 10.17 The site has a PTAL of 6a, which is 'Excellent', with Highbury & Islington Station and a number of major bus routes in close proximity to the site.
- 10.18 Due to the existing site constraints and the narrow staircase leading up to the existing unit it would not be practicable to have cycle parking facilities in the entrance.
- 10.19 A condition is recommended restricting the occupiers from applying for a parking permit in accordance with the Council's Car Free Housing policy.

Noise and Vibration

- 10.20 It is noted that concern has been raised regarding potential disturbance to neighbours from the proposed increase in occupancy levels at the site. Whilst the occupancy of the site would be increased, the area has high levels of flatted development. Subject to appropriate conditions regarding sound insulation for the new unit it is not considered that the proposal will create a noise nuisance to the occupiers of the neighbouring properties.

Access

- 10.21 Given the existing site constraints it is not possible to include a new lift to the proposed residential unit. The applicant's agent has confirmed that an ambulant disabled compliant staircase will be installed leading up to the flat and the new unit will be fully adaptable with adequate turning circles in each room. The proposal would comply with the Council's Flexible Homes Standards.

Refuse

- 10.22 It is proposed that individual refuse containers for the new unit will be located in the kitchen for use of the new residential flat and the applicant will therefore not be using the external bin storage facilities. It will be the owner's responsibility to ensure the refuse is placed outside on refuse collection days.

Affordable Housing and Carbon Offsetting

- 10.23 The Council's Affordable Housing Small Sites Contributions Supplementary Planning Document (SPD) together with Core Strategy policy CS12 Part G states that development proposals below a threshold of 10 residential units (gross) will be required to provide a financial contribution towards affordable housing provision elsewhere in the borough.
- 10.24 The applicant has agreed to pay the full amount of £50,000 towards affordable housing in the borough and £1,000 towards carbon offsetting and if minded to approve the application, the contribution would be secured through a legal agreement.

Other matters

- 10.25 Concerns have also been raised regarding the relocation of the existing roof top water tank. It is proposed that the existing water tank/services will be upgraded during the construction works thereby removing the need for the water tank. However it is noted that this is a civil matter and not a material planning consideration.
- 10.26 Concerns have been raised by residents regarding the potential adverse impact of the proposed development on protected trees. As the proposed works involve alterations to the loft it is not considered that the proposal will be in the root protection area of the protected trees. Furthermore the TPO trees are located in the rear garden which is only accessible from the lower ground floor unit.
- 10.27 As the proposal involves the creation of a new unit it is liable for both the Islington's CIL and the Mayoral CIL.

11 SUMMARY AND CONCLUSION

Summary

- 11.1 The proposed roof extension and additional unit is considered to be acceptable with regards to the land use, design, amenity, neighbour amenity, highways and transportation, noise levels, access, refuse and affordable housing provision.
- 11.2 As such, the proposed development is considered to accord with the policies in the London plan, Islington Core Strategy, Islington Development Management Policies and the National Planning Policy Framework and as such is recommended for an approval subject to appropriate conditions.

Conclusion

- 11.3 It is recommended that planning permission be granted subject to conditions and S106 agreement as set out in Appendix 1 - RECOMMENDATION.

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:

1. A contribution of £50,000 towards affordable housing within the Borough.
2. A contribution of £1,000 towards carbon offsetting

All payments are due on practical completion of the development and are to be index-linked from the date of committee. Index linking is calculated in accordance with the Retail Price Index. Further obligations necessary to address other issues may arise following consultation processes undertaken by the allocated S106 officer.

That, should the **Section 106** Deed of Planning Obligation not be completed within 6 weeks from the date of the committee decision of the application, the Service Director Planning and Development / Head of Service – Development Management may refuse the application on the grounds that the proposed development, in the absence of a Deed of Planning Obligation the proposed development is not acceptable in planning terms. ALTERNATIVELY should this application be refused and appealed to the Secretary of State, Service Director Planning and Development / Head of Service – Development Management be authorised to enter into a Deed of Planning Obligation under section 106 of the Town and Country Planning Act 1990 to secure to the heads of terms as set out in this report to Committee.

RECOMMENDATION B

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

List of Conditions:

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 permitted shall be carried out in accordance with the following approved plans: EX00, EX01, EX02, EX03, EX04, EX05, EX06, EX07, EX08, PP00, PP01, PP02, PP03, PP04, PP05, PP06, PP07, PP08, Design & Access Statement.</p> <p>REASON: To comply with Section 70(1)(a) of the Town and Country Planning Act 1990 as amended and also for the avoidance of doubt and in the interest of proper planning.</p>

3	Materials
	<p>CONDITION: The development shall be constructed in accordance with the schedule of materials noted on the plans and within the Design and Access Statement. The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: In 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	Parking
	<p>CONDITION: All future occupiers of the residential unit hereby approved shall not be eligible to attain an on street residents' parking permit except:</p> <ul style="list-style-type: none"> i) In the case of disabled persons; ii) In the case of units designated in this planning permission as "non car free"; or iii) In the case of the resident who is an existing holder of a residents' parking permit issued by the London Borough of Islington and has held the permit for a period of at least one year. <p>REASON: To ensure that the development remains car free</p>
5	Code for Sustainable Homes
	<p>CONDITION: The development shall achieve a Code of Sustainable Homes rating of no less than 'Level 4'.</p> <p>REASON: In the interest of addressing climate change and to secure sustainable development.</p>
6	Refuse/Recycling Provided (Compliance)
	<p>CONDITION: Details of the dedicated refuse / recycling enclosure(s) shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development and shall be maintained as such thereafter.</p> <p>REASON: To secure the necessary physical waste enclosures to support the development and to ensure that responsible waste management practices are adhered to.</p>
7	Windows (Details)
	<p>CONDITION: All new sash windows shall accurately replicate, in terms of material, profile and detailing, the original windows surviving to the property. They shall be painted timber, double-hung 6/6 sash windows with a slim profile and narrow integral (not applied) glazing bars with a putty finish (not timber bead). The glazing shall be no greater than 12mm (3mm glass : 6mm gap : 3mm glass) in total thickness. No horns, trickle vents or metallic/perforated spacer bars are permitted.</p> <p>The development shall be carried out in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: In order to safeguard the special architectural or historic interest of the heritage asset.</p>

8	Noise
	<p>CONDITION: A scheme for sound insulation and noise control measures shall be implemented to achieve the following internal noise targets (in line with BS 8233:2014):</p> <p>Bedrooms (23.00-07.00 hrs) 30 dB $L_{Aeq,8\text{ hour}}$ and 45 dB $L_{max\text{ (fast)}}$ Living Rooms (07.00-23.00 hrs) 35 dB $L_{Aeq, 16\text{ hour}}$ Dining rooms (07.00 –23.00 hrs) 40 dB $L_{Aeq, 16\text{ hour}}$</p> <p>The sound insulation and noise control measures shall be carried out strictly in accordance with the details so approved, shall be implemented prior to the first occupation of the development hereby approved, shall be maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority</p> <p>Reason: To protect the amenities of future occupiers of the residential units.</p>
9	Code of Construction
	<p>CONDITION: No development (including demolition works) shall take place on site unless and until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:</p> <ol style="list-style-type: none"> i. the parking of vehicles of site operatives and visitors ii. loading and unloading of plant and materials iii. storage of plant and materials used in constructing the development iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate v. wheel washing facilities vi. measures to control the emission of dust and dirt during construction vii. a scheme for recycling/disposing of waste resulting from demolition and construction works <p>The development shall be carried out strictly in accordance with the details 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>

List of Informatives:

1	Positive Statement
	<p>To assist applicants in a positive manner, the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website.</p> <p>A pre-application advice service is also offered and encouraged.</p> <p>The LPA and the applicant have worked positively and proactively in a collaborative manner through both the pre-application and the application stages to deliver an</p>

	<p>acceptable development in accordance with the requirements of the NPPF.</p> <p>The LPA delivered the decision in a timely manner in accordance with the requirements of the NPPF.</p>
2	<p>Unilateral undertaking</p> <p>You are advised that this permission has been granted subject to a legal agreement under Section 106 of the Town and Country Planning Act 1990.</p>
3	<p>Highways</p> <ul style="list-style-type: none"> - 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. <p>All agreements relating to the above need to be in place prior to works commencing.</p> <ul style="list-style-type: none"> - 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. Section 50 license must be agreed prior to any works commencing. - 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. - 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>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> <p>Approval of highways required and copy of findings and condition survey document to be sent to planning case officer for development in question.</p> <ul style="list-style-type: none"> - Temporary crossover licenses to be acquired from streetworks@islington.gov.uk. Heavy duty vehicles will not be permitted to access the site unless a temporary heavy duty crossover is in place. - Highways re-instatement costing to be provided to recover expenses incurred for damage to the public highway directly by the build in accordance with sections 131 and 133 of the Highways Act, 1980. - Before works commence on the public highway planning applicant must provide Islington Council’s Highways Service with six months notice to meet the requirements of the Traffic Management Act, 2004. - Development will ensure that all new statutory services are complete prior to footway and/or carriageway works commencing. - Works to the public highway will not commence until hoarding around the

	<p>development has been removed. This is in accordance with current Health and Safety initiatives within contractual agreements with Islington Council's Highways contractors.</p> <ul style="list-style-type: none"> - Alterations to road markings or parking layouts to be agreed with Islington Council Highways Service. Costs for the alterations of traffic management orders (TMO's) to be borne by developer. - All lighting works to be conducted by Islington Council Highways Lighting. Any proposed changes to lighting layout must meet the approval of Islington Council Highways Lighting. <p>NOTE: All lighting works are to be undertaken by the PFI contractor not a nominee of the developer.</p> <p>Consideration should be taken to protect the existing lighting equipment within and around the development site. Any costs for repairing or replacing damaged equipment as a result of construction works will be the responsibility of the developer, remedial works will be implemented by Islington's public lighting at cost to the developer. Contact streetlights@islington.gov.uk</p> <ul style="list-style-type: none"> - Any damage or blockages to drainage will be repaired at the cost of the developer. Works to be undertaken by Islington Council Highways Service. Section 100, Highways Act 1980. - Water will not be permitted to flow onto the public highway in accordance with Section 163, Highways Act 1980 - Public highway footway cross falls will not be permitted to drain water onto private land or private drainage. - Regarding entrance levels, developers must take into account minimum kerb height of 100mm is required for the public highway. 15mm kerb height is required for crossover entrances. - Overhang licenses are required for projections over the public highway. No projection should be below 2.4m in height in accordance with Section 178, Highways Act 1980. - Compliance with Section 179, Highways Act 1980. "Control of construction of cellars etc under street". - Compliance with Section 177 Highways Act 1980. "Restriction on construction of buildings over highways".
4	Community infrastructure Levy (CIL)
	<p>CIL Informative: Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the London Borough of Islington Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). These charges will be calculated in accordance with the London Borough of Islington CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. One of the development parties must now assume liability to pay CIL by submitting an Assumption of Liability Notice to the Council at cil@islington.gov.uk. The Council will then issue a Liability Notice setting out the amount of CIL payable on commencement of the development.</p> <p>Failure to submit a valid Assumption of Liability Notice and Commencement Notice</p>

prior to commencement of the development may result in surcharges being imposed and the development will not benefit from the 60 day payment window.

Further information and all CIL forms are available on the Planning Portal at www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil and the Islington Council website at www.islington.gov.uk/cilinfo. Guidance on the Community Infrastructure Levy can be found on the National Planning Practice Guidance website at <http://planningguidance.planningportal.gov.uk/blog/guidance/community-infrastructure-levy/>.

APPENDIX 2: RELEVANT POLICIES

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

National Guidance

The National Planning Policy Framework 2012 seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF is a material consideration and has been taken into account as part of the assessment of these proposals.

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 2011 - Spatial Development Strategy for Greater London

3 London's people:

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice

6 London's transport:

- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 6.13 Parking

7 London's living places and spaces:

- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture
- 7.8 Heritage assets and archaeology
- 7.15 Reducing noise and enhancing soundscapes

8 Implementation, monitoring and review:

- 8.2 Planning obligations
- 8.3 Community infrastructure levy

B) Islington Core Strategy 2011

Spatial Strategy

CS8 (Enhancing Islington's Character)

Strategic Policies

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

CS12 (Meeting the Housing Challenge)

C) Development Management Policies June 2013

DM2.1 Design

DM2.2 Inclusive Design

DM2.3 Heritage

DM3.3 Residential Conversions and Extensions

DM3.4 Housing standards

DM3.5 Private Outdoor Space

DM3.7 Noise and Vibration

DM7.1 Sustainable Design and Construction

DM7.2 Energy Efficiency and Carbon Reduction in Minor Schemes

DM8.2 Managing Transport Impacts

DM8.4 Walking and Cycling

DM8.5 Vehicle Parking

DM9.2 Planning Obligations

Supplementary Planning Guidance (SPG) / Document (SPD)

The following SPGs and/or SPDs are relevant:

Islington

- Accessible Housing in Islington
- Car Free Housing
- Planning Obligations and S106
- Urban Design Guide
- Affordable Housing Small Sites SPD
- Conservation Area Design Guidelines
- Inclusive Design

London Plan

- Accessible London: Achieving and Inclusive Environment
- Housing
- Sustainable Design & Construction
- Planning for Equality and Diversity in London