



PLANNING COMMITTEE REPORT

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

PLANNING COMMITTEE		
Date:	16 December 2014	

Application number	P2014/3177/S19
Application type	Variation of condition to listed building consent
Ward	St Marys Ward
Listed building	Grade II* Listed
Conservation area	Canonbury Conservation Area
Development Plan Context	Site Allocation AUS7 Rail Safeguarding Area Within 100 metres of Strategic Road Network
Licensing Implications	n/a
Site Address	161 - 169 Essex Road, London, N1 2SN
Proposal	Application for Variation of Condition 1 (temporary consent) of listed building consent reference P120093 dated 30 January 2013 for listed building works relating to the temporary change of use to a mixed D1 (non-residential institution) and D2 (assembly and leisure) use for a maximum period of 3 years [approved for a maximum period of 2 years]. The amendment of condition 1 would to extend the time limit for the temporary use of the building for a further 3 years from the date of permission.

Case Officer	Nathaniel Baker
Applicant	Mr Christian Kusi-Yeboah
Agent	Mr David Gurtler – Alpha Planning Ltd

2 RECOMMENDATION

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

- subject to the conditions set out in Appendix 1;

3 SITE PLAN (SITE OUTLINED IN BLACK)



4 PHOTOS OF SITE/STREET

Front:



Rear:



5

SUMMARY

- 5.1 The listed building consent application proposes the variation of condition 1 (temporary permission) attached to listed building consent ref: P120093 (dated 30/01/2013) for listed building works relating to the temporary change of use to a mixed D1 (non-residential institution) and D2 (assembly and leisure) use for a maximum period of 3 years [approved for a maximum period of 2 years. The variation would allow the temporary use to operate for a further 18 months (3 years applied for by applicant).
- 5.2 The building is currently predominantly in D1 use as a church with limited D2 (leisure) uses. With the safeguards secured by the proposed conditions, the land use proposed is broadly considered to be consistent with planning policy and the aims of the NPPF.
- 5.3 The timeframes for the implementation of the previous permission and the generation of interest (and therefore funds) in D2 uses have restricted the full mixed use operation of the building and have not allowed sufficient funding/time for the works to the listed building to be generated/implemented. As such, the increase in the temporary period for a reduced period of 18 months is considered to represent sufficient time for further enabling works to be carried out and provide the impetus for a full restoration of the building.
- 5.4 The proposed works would ensure that the Grade II* Listed Building, which is on English Heritage's 'Heritage at risk' register (2011), continue to be occupied and that further restoration works are carried out.
- 5.5 As such, the proposal is considered to be acceptable and is recommended for approval subject to conditions.

6 SITE AND SURROUNDING

- 6.1 The site comprises the vacant Carlton Cinema building which was last in use as a bingo hall. The site lies on the north eastern side of Essex Road adjacent to the junction with River Place and close to the junction with Canonbury Road. A substantial mostly brick flank elevation runs along River Place. The distinctive building has an Egyptian style frontage facing onto Essex Road. The side and rear elevations are yellow brick with the ground floor painted, these have minimal window openings and there is also a later rear extension to accommodate the back of house equipment.
- 6.2 Astey's Row forms the north western boundary of the site. The building is set back from the northern boundary with the rear elevation facing an area used for car parking. To the west the site borders the commercial/residential properties facing Essex Road where the building extends to the site boundary, and to the rear the property adjoins residential properties on Astey's Row.
- 6.3 The car park space to the north of the site falls within the Canonbury Conservation Area. This part of the site also includes two existing statutory listed bollards. The site slopes with the natural fall from northeast to southwest, with a level difference of approximately 2.3m along River Place from the corner with Astey's Row to the main entrance on Essex Road.
- 6.4 The frontage of the property lies on Essex Road in an area predominantly consisting of ground floor retail with residential above, within a mix of building styles, mostly 3/4 storeys high. The two-storey Essex Road Station lies on the west corner of Essex Road and Canonbury Road. Northwest of this junction, Essex Road whilst remaining busy becomes more residential in character. The site adjoins two four storey residential flats, Lincoln House and Worcester House on the Astey's Row frontage. On the opposite side of Astey's Row is the New River Walk, which is a strip of open space, including a children's play area, a space which has Grade II Listed railings and other attractive architectural features. Canonbury Villas lies to the north of The New River Walk with a distinctive four storey Edwardian building to its south and four storey mansion blocks.
- 6.5 The Carlton Cinema was opened on 1 September 1930 at which time it had a seating capacity of 2,266. It was designed by George Coles, a noted architect who designed a number of cinemas throughout London and the UK. The building is on English Heritage's, 'Heritage at risk' register (2011). It is registered at level C (Grades A-F with A being highest at risk for a deteriorating building). The plaster work to the ceiling of the main auditorium has been damaged.

7 PROPOSAL (IN DETAIL)

- 7.1 The Variation of condition 1 (temporary permission) attached to listed building ref: P120093 (dated 30/01/2013) which was granted conditional permission for a temporary change of use to d1 use to allow the building to be used as a place of worship for a maximum period of 3 years [approved for a maximum period of 2 years].
- 7.2 Condition 1 states:

Temporary consent is hereby granted for the works listed below for the sole benefit of occupation of the premises by Resurrection Manifestations and no other. The premises shall be reinstated to satisfaction of the Local Planning Authority within 2

years of the date of this consent or prior to Resurrection Manifestation's occupation of the premises ceasing, whichever is earliest.

- i) all temporary partitions; and
- ii) all works associated with and dependant on the temporary partitions other than appropriate repairs to significant original or historic fabric.

REASON: To protect the special interest of the building included on the statutory list whilst recognising the special circumstances surrounding the proposal and the specific needs of Resurrection Manifestations to ensure long term compliance with the aims of the NPPF, policy 7.8 of the London Plan 2011 and emerging policy DM3 of the Development Management Framework Policies (submission) June 2012.

7.3 The proposed variation seeks the extension of the temporary permission for a further three years from the date of decision.

8

RELEVANT HISTORY:

PLANNING APPLICATIONS:

- 8.1 **P072999** - change of use from bingo hall/cinema to religious worship/cinema and ancillary uses – **Granted Conditional Permission** (03/03/2008).
- 8.2 **P080514** - Change of use of building from a bingo hall (Use Class D2) to place of religious worship (Use Class D1) with additional secondary D1 and D2 uses of the main auditorium as a cinema, theatre, live music, sports events, hospitality events, and educational, training and public lectures. Creation of three small screen cinemas at first and second floor level; operation of a refreshments bar and a coffee bar at ground floor level and a cafe / restaurant (Use Class A3) at first floor level; creation of youth / community facilities (Use Class D1) at third floor level; together with sympathetic refurbishment of both interior and external elevations - **Granted Conditional Permission** (14/04/2009).
- 8.3 **P080515** - Listed Building Consent application in connection with refurbishment of existing building, internal alterations, new roof plant and minor external alterations and extensions – **Granted Conditional Consent** (14/04/2009).
- 8.4 **P091018** - Renovation and alterations of and two level basement extension to the existing Listed Building with change of use to provide a mix of D1 and D2 uses (2317 seat theatre, 110 seat cinema, 520 seat banqueting hall, 255.3sq.m flexible meeting rooms for place of worship, theatre, live music, sports events, hospitality events and educational, training, public lectures and community use). In addition the erection of a two storey roof extension, seven storey rear extension and a four storey infill extension to the west to create 44 private flats (15x1, 26x2, 1x3, and 2x4 beds), day care centre with ancillary 4 car parking spaces and 64 cycle spaces - **Appeal Dismissed** (11/04/2011).
- 8.5 **P091019** - Listed Building Consent application in connection with renovation and alterations of existing Listed building as part of redevelopment proposal for mix-use development incorporating two level basement extension, two storey roof extension, seven storey rear extension and a four storey infill extension to provide a mix of D1 and D2 uses and 44 private flats with ancillary facilities - **Appeal Dismissed** (11/04/2011).

- 8.6 **P120656** - Application to replace extant full planning permission reference: P080514 (dated 14 April 2009) for the: Change of use of building from a bingo hall (Use Class D2) to place of religious worship (Use Class D1) with additional secondary D1 and D2 uses of the main auditorium as a cinema, theatre, live music, sports events, hospitality events, and educational, training and public lectures. Creation of three small screen cinemas at first and second floor level; operation of a refreshments bar and a coffee bar at ground floor level and a cafe / restaurant (Use Class A3) at first floor level; creation of youth / community facilities (Use Class D1) at third floor level; together with refurbishment of both interior and external elevations – **Refused Permission** (21/06/2012).
- 8.7 **P120092** - Temporary change of use to a mixed D1 (non-residential institution) and D2 (assembly and leisure) use for a maximum period of 3 years [approved for a maximum period of 2 years] - **Granted Conditional Permission** (30/01/2013).
- 8.8 This application has been implemented but not all of the relevant 'prior to occupation' conditions have been discharged.
- 8.9 **P120093** - Temporary change of use to a mixed D1 (non-residential institution) and D2 (assembly and leisure) use, and installation of temporary partitions within the main auditorium space to allow the building to be used as a place of worship for a maximum period of 3 years [Consent granted for a 2 year period only] - **Granted Conditional Consent** (30/01/2013).
- 8.10 This application has been implemented but not all of the relevant 'prior to occupation' conditions have been discharged.
- 8.11 **P2013/2959/AOD** - Approval of details pursuant to conditions 3 (Access Management Plan), 4 (Bicycle storage), 5 (Operational Management Plan), 6 (Community Management Plan), 8 (Open yard - servicing and parking details), 9 (refuse and recycling), 10 (Boundary Treatment) & 13 (Green Travel Plan) of planning permission ref: P120092 – **Refused Permission** (02/12/2014)
- 8.12 **P2013/0811/AOD** - Approval of details pursuant to conditions 2 (method statement), 3 (scheme for repair of auditorium), 5 (historic plasterwork), 6 (infilling of door openings), 7 (partitions) and 9 (historic fixtures and fittings) Listed building consent ref P120093 dated 30 January 2013 – **Approved with no conditions** (21/08/2014).
- 8.13 **P2014/3185/S73** - Application to vary the wording of condition 1 of planning permission reference P120092 dated 30 January 2013 that granted the temporary change of use to a mixed D1 (non-residential institution) and D2 (assembly and leisure) use for a maximum period of 3 years [approved for a maximum period of 2 years]. The amendment of condition 1 would to extend the time limit for the temporary use of the building for a further 3 years from the date of permission – **Pending Consideration**.
- 8.14 In addition to the above planning and listed building consent applications the site is subject to a number of Enforcement investigations.
- PRE-APPLICATION ADVICE:**
- 8.15 **Q2014/4170/MJR** – Pre-application submission for the renovation of the building, bringing the auditorium back into use for 2000 people and various other rooms (including backstage, front of house rooms and meeting rooms) and a rear extension to create 24 new flats - Currently being considered.

ENFORCEMENT

- 8.16 The Enforcement Team are currently investigation two complaints regarding the site. These relate to works to the faience and the insertion of UPVC windows to the side elevation. The works to the faience are dealt with via condition in the listed building application (Ref: P2014/3177/S73). The UPVC windows did not form part of this or the original application at the site and are a separate Enforcement matter.

9

CONSULTATION

Public Consultation

- 9.1 Letters were sent to occupants of 218 adjoining and nearby properties at Astey's Row, Canonbury Road, Halton Road, Melville Place and Essex Road on 29th August 2014. A site notice was placed at the site and the application advertised on 4th September 2014. The public consultation of the application therefore expired on 25th September 2014, however it is the council's practice to continue to consider representations made up until the date of a decision.
- 9.2 At the time of the writing of this report no responses had been received from the public with regard to the application.

External Consultees

- 9.3 **English Heritage** – Authorisation to determine an application for Listed Building Consent as seen fit. This application should be determined in accordance with national and local policy guidance and on the basis of your specialist conservation advice.

Internal Consultees

- 9.4 **Design and Conservation Officer** – Some works have been carried out at the site which are in breach of conditions on the original consent but subject to appropriate conditions these works are not objected to.

The main concern is the retention of the large partition to the main auditorium which is visually harmful to the most important space in the building. In spite of these concerns it is appreciated that there has not been the expected interest in the use of the building and therefore insufficient funds to carry out all of the works previously consented. There have also been a number of positive works carried out as previously approved.

Subject to the temporary permission being extended by 1 year to reflect the originally applied for consent and that no further time extension were to be applied for, no objection is raised to the temporary permission.

10

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

- 10.1 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

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

Designations

- 10.3 The site has the following designations under the London Plan 2011, Islington Core Strategy 2011 and Development Management Policies 2013.
- Grade II* Listed Building
 - Canonbury Conservation Area
 - Site Allocation – AUS7
 - Within 100 metres of strategic Road Network
 - RS2 Rail Safeguarding Area

Supplementary Planning Guidance (SPG) / Document (SPD)

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

11 ASSESSMENT

- 11.1 Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 concerns 'application for variation or discharge of conditions'. Section 19 applications also involve consideration of the conditions subject to which planning permission should be granted. Where an application under S19 is granted, the effect is the issue of a fresh grant of consent and the notice should list all conditions pertaining to it.
- 11.2 Alterations to planning policy and other material considerations since the original grant of planning permission are relevant and need to be considered. Since the grant of the temporary permission Islington's Local Plan: Development Management Policies (2013) and Islington's Local Plan: Site Allocations (2013) have been adopted, while the Islington UDP (2002) has been superseded.
- 11.3 The National Planning Policy Framework (NPPF) has been considered in the assessment of this application, as well as the National Planning Policy Guidance (NPPG).
- 11.4 The main issues arising from this proposal relate to the impact upon the listed building.
- 11.5 The original temporary consent at the building included extensive works to the grade II* Listed Building, a number of which, particularly the partition within the auditorium were harmful to the significance of the listed building. However, the temporary use was considered to represent an opportunity to bring the building, which is on English Heritage's, 'Heritage at risk' register (2011) back into an active use, which in turn would generate the required funding to undertake renovation works that would restore significance elements of the building and remove the building from the 'Heritage at risk' register. As such, whilst some works of harm were allowed, for the

reasons set out above, together with the temporary nature of the use/works, the harm to the listed building was considered to represent enabling works to allow the building to be brought back into a public use. Furthermore, the harmful elements were constructed in such a way that they could be easily reversed without harm to the heritage asset.

- 11.6 Of the previously consented works, some have been successfully implemented (such as repairs to plaster work), some works have been carried out in breach of condition 9 (the paint work and faience cleaning) and others are yet to be implemented. The previously imposed conditions on the listed building consent have now been mostly discharged and the conditions recommended on this application reflect this.
- 11.7 It is noted that concern has been raised by the Design and Conservation Team regarding the length of time of any extension to the temporary permission due to the continued harm to the listed building becoming established, such as the auditorium partition. However, these comments also set out that the granting of a limited period of extension would ensure further time, as originally applied for, to generate funds and continue the renovation of the building.
- 11.8 It is considered that the extension of the temporary period, whilst maintaining some harmful works, would provide a further period of enabling works and for some of the various works carried out at the property to be implemented or rectified. Whilst there is harm to the heritage asset, it is considered that the continued use of this Grade II* listed building and the continued works to the property would provide the impetus for a future full restoration rather than result in a vacant building at risk of further deleterious impacts on its significance and on balance the extension of the time period is considered to be acceptable in this case.
- 11.9 Notwithstanding this, whilst the Design and Conservation Team have suggested an increase in time of 1 year to reflect the proposed development applied for as part of the original application, a period of 18 months is considered to be appropriate due to the time spent by the applicant in bringing the building back into use and to allow sufficient time for the discharge of conditions recommended as part of this application.

National Planning Policy Framework

- 11.10 The scheme is considered to accord with the aims of the NPPF and to promote sustainable growth and protect the heritage asset.

12 SUMMARY AND CONCLUSION

Summary

- 12.1 The listed building consent application proposes the variation of condition 1 (temporary permission) attached to listed building consent ref: P120093 (dated 30/01/2013) for listed building works relating to the temporary change of use to a mixed D1 (non-residential institution) and D2 (assembly and leisure) use for a maximum period of 3 years [approved for a maximum period of 2 years. The variation would allow the temporary use to operate for a further 18 months (3 years applied for by applicant).
- 12.2 The building is currently predominantly in D1 use as a church with limited D2 (leisure) uses. With the safeguards secured by the proposed conditions, the land use

proposed is broadly considered to be consistent with planning policy and the aims of the NPPF.

- 12.3 The timeframes for the implementation of the previous permission and the generation of interest (and therefore funds) in D2 uses have restricted the full mixed use operation of the building and have not allowed sufficient funding/time for the works to the listed building to be generated/implemented. As such, the increase in the temporary period for a reduced period of 18 months is considered to represent sufficient time for further enabling works to be carried out and provide the impetus for a full restoration of the building.
- 12.4 The proposed works would ensure that the Grade II* Listed Building, which is on English Heritage's 'Heritage at risk' register (2011), continue to be occupied and that further restoration works are carried out.
- 12.5 As such, the proposal is considered to be acceptable and is recommended for approval subject to conditions.

Conclusion

- 12.6 It is recommended that listed building consent be granted subject to conditions as set out in Appendix 1 – RECOMMENDATIONS.

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

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

List of Conditions:

1	Commencement (Compliance)
	<p>CONDITION: Temporary consent is hereby granted for the works listed below for the sole benefit of occupation of the premises by Resurrection Manifestations and no other. The premises shall be reinstated to the satisfaction of the Local Planning Authority within 18 months of the date of this consent or prior to Resurrection Manifestation's occupation of the premises ceasing, whichever is the earliest.</p> <p>i) all temporary partitions; and ii) all works associated with and dependent on the temporary partitions other than appropriate repairs to significant original or historic fabric</p> <p>REASON: To protect the special interest of the building included on the statutory list whilst recognising the special circumstances surrounding the proposal and the specific needs of Resurrection Manifestations.</p>
2	All External and Internal Works to Match (Compliance)
	<p>CONDITION: All new external and internal works and finishes and works of making good to the retained fabric shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile. All such works and finishes shall be maintained as such thereafter.</p> <p>REASON: In order to deliver sustainable design and to safeguard the special architectural or historic interest of the heritage asset.</p>
3	Removal of Floor Surfaces (Compliance)
	<p>CONDITION: Notwithstanding the proposed plans, no consent is granted for the removal of any significant original or historic floor surfaces. These works shall be implemented in accordance with the information approved under the Approval of Details application ref. P2013/0811/AOD associated with Listed Building Consent ref. P120093.</p> <p>REASON: In order to deliver sustainable design and to safeguard the special architectural or historic interest of the heritage asset.</p>
4	Works to Faience (Details)
	<p>CONDITION: Details of all remedial works to the faience shall be submitted to and approved in writing by the Local Planning Authority within 3 months of the date of this decision. The remedial works shall be carried out within 3 months of them being approved.</p> <p>REASON: In order to deliver sustainable design and to safeguard the special architectural or historic interest of the heritage asset.</p>
5	Removal of Plasterwork (Compliance)
	<p>CONDITION: Notwithstanding the proposed plans, no consent is granted for the removal of any significant original or historic plasterwork unless demonstrated to be beyond repair. These works shall be implemented in accordance with the information</p>

	<p>approved under the Approval of Details application ref. P2013/0811/AOD associated with Listed Building Consent ref. P120093.</p> <p>REASON: In order to deliver sustainable design and to safeguard the special architectural or historic interest of the heritage asset.</p>
6	Infilling/Sealing of Doors (Compliance)
	<p>CONDITION: Notwithstanding the proposed plans no consent is granted for any infilling of door openings or sealing off of access to the stairs to the upper levels.</p> <p>REASON: In order to deliver sustainable design and to safeguard the special architectural or historic interest of the heritage asset.</p>
7	Partitions (Compliance)
	<p>CONDITIONS: Notwithstanding the proposed plans no consent is granted for any partitions which cut into significant original or historic joinery or plasterwork or damage any other significant original or historic fabric. They shall be scribed around any significant original or historic fabric and shall be fully reversible. These works shall be implemented in accordance with the information approved under the Approval of Details application ref. P2013/0811/AOD associated with Listed Building Consent ref. P120093.</p> <p>REASON: In order to deliver sustainable design and to safeguard the special architectural or historic interest of the heritage asset.</p>
8	Historic Paint Specialist Report (Details)
	<p>CONDITION: A historic paint specialist's report, which includes historic paint analysis, and detailed proposals for any new paint scheme (which should accurately replicate the significant original or historic paint scheme where appropriate) shall be submitted to and approved in writing by the Local Planning Authority within 3 months of the date of this decision.</p> <p>The works shall be carried out strictly in accordance with the details so approved within 3 months of them being approved.</p> <p>REASON: In order to deliver sustainable design and to safeguard the special architectural or historic interest of the heritage asset.</p>
9	Removal of Fixtures and Fittings (Compliance)
	<p>CONDITION: Notwithstanding the proposed plans no consent is granted for the removal of any significant original or historic fixtures and fittings (including door furniture). These works shall be implemented in accordance with the information approved under the Approval of Details application ref. P2013/0811/AOD associated with Listed Building Consent ref. P120093.</p> <p>REASON: In order to deliver sustainable design and to safeguard the special architectural or historic interest of the heritage asset.</p>

List of Informatives:

1	<p>Community Infrastructure Levy (CIL) (Granting Consent)</p> <p>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 Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with the Mayor of London's CIL Charging Schedule 2012. One of the development parties must now assume liability to pay CIL by submitting an Assumption of Liability Notice to the Council at cil@islington.gov.uk. The Council will then issue a Liability Notice setting out the amount of CIL that is payable.</p> <p>Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed. The above forms can be found on the planning portal at: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil</p>
2	<p>Working in a Positive and Proactive Way</p> <p>To assist applicants in a positive manner, the Local Planning Authority has produced policies and written guidance, all of which are 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 the application stages to deliver an 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>

Conditions:

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

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 7.6 Architecture
- Policy 7.8 Heritage assets and archaeology
- Policy 7.9 Heritage-led regeneration

B) Islington Core Strategy 2011

Spatial Strategy

- CS5 (Angel and Upper Street)
- CS8 (Enhancing Islington's Character)

Infrastructure and Implementation

- Policy CS18 (Delivery and Infrastructure)
- Policy CS19 (Health Impact Assessments)

Strategic Policies

- CS9 (Protecting and Enhancing Islington's Built and Historic Environment)
- CS14 (Retail and Services)
- CS17 (Sports and Recreation Provision)

C) Development Management Policies June 2013

Design and Heritage

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

Site Allocations (2013):

Site AUS7 – 161-169 Essex Road – The allocation states that any future proposal should primarily retain assembly and leisure use (D2) and supporting functions. Some restaurant and café use may also be acceptable

Designations

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

- Grade II* Listed Building
- Canonbury Conservation Area
- Site Allocation – AUS7
- Within 100 metres of strategic Road Network
- RS2 Rail Safeguarding Area

Supplementary Planning Guidance (SPG) / Document (SPD)

The following SPGs and/or SPDs are relevant:

Islington Local Plan

- Planning Obligations and S106
- Urban Design Guide
- Conservation Area Design Guide

London Plan

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