

**ADDENDUM TO
 PLANNING COMMITTEE REPORT**

 Development Management Services
 Planning and Development Division
 Community Wealth Buildings

PLANNING COMMITTEE		AGENDA ITEM NO:	
Date:	9 December 2024	NON-EXEMPT	

Application number	P2023/3522/FUL
Application type	Full Planning Application
Ward	Bunhill Ward
Listed building	Adjacent to Grade II Listed Buildings
Conservation area	Chiswell Street Conservation Area (CA20)
Development Plan Context	Central Activities Zone (CAZ) City Fringe Opportunity Area. Bunhill & Clerkenwell Area Action Plan Area Moorfields Archaeological Priority Area Site Allocation BC40: The Pentagon, 48 Chiswell Street
Licensing Implications	N/A
Site Address	48 Chiswell Street, London, EC1Y 4XX
Proposal	Partial demolition, recladding and refurbishment of existing building alongside erection of two storey roof extension to provide Class E(g)(i) Office floorspace, alongside Class E(a) Retail use at ground level. The proposals also comprise the delivery of cycle parking at basement level alongside the provision of landscaped roof terraces, the installation of replacement plant equipment and associated enclosure, and all associated and ancillary works. (Departure from Development Plan)

Case Officer	Joseph Hennessy
Applicant	Bayshore Estates Ltd
Agent	Gerald Eve

1. RECOMMENDATION

 1.1. 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**; and
3. subject to any direction by the Major of London to refuse the application or for it to be called in for the determination by the Mayor of London.

2. BACKGROUND TO DEFERRAL

- 2.1. Planning application ref: P2023/3522/FUL was considered at the Planning Committee meeting held on 14th November 2024. Following representations from objectors and deliberation by the Committee, Members deferred the item in order to:
- Allow for further consideration of the location of the affordable workspace offer;
 - Allow for further consideration of the building height, and;
 - To allow for further development and clarification of the applicant's proposed contribution towards social value generating programmes.
- 2.2. Since the 14th November 2024 Planning Committee meeting, the applicant has submitted additional supporting documents as follows:
- Affordable Workspace Options, prepared by Make, dated 25/11/2024.
 - Draft Social Value Plan, prepared by BEAM, dated 29/11/2024;
 - Public Benefits document, prepared by BEAM, dated 28/11/2024.
- 2.3. The submitted documents outline the various locations within the development which were explored for on-site affordable workspace provision, provide an overview of the public benefits of the proposed scheme and clarify how social value would be generated from the site.

3. CONSULTATION

- 3.1. No additional consultation has been undertaken following the application's deferral.
- 3.2. Since this application was deferred, two additional representations have been received which raise objections to the proposed development. The additional representations bring the total number of objections to 45.
- 3.3. The matters raised within these representations are summarised below (*with officer response in brackets*):
- Objection to height of proposed extension (*This matter was addressed at paras 11.45-11.99 of the original committee report. Further assessment of the proposed building height is found at paras 4.18-4.40 of this report*).
 - Objection to impacts on residential amenity (*This matter was addressed at paras 11.128-11.189 of the original committee report*).

4. UPDATED ASSESSMENT

Affordable Workspace

- 4.1. London Plan Policy E3 states that consideration should be given to the need for affordable workspace in areas identified in a Local Development Plan Document where cost pressures could lead to the loss of affordable or low-cost workspace for micro, small and medium sized enterprises (such as in the City Fringe around the CAZ and in Creative Enterprise Zones) or in locations where the provision of affordable workspace would be necessary or desirable to sustain a mix of business or cultural uses which contribute to the character of an area.
- 4.2. Local Plan Policy B4 states that within the CAZ and Bunhill and Clerkenwell Area Action Plan area, major development proposals involving office development must incorporate 10% affordable workspace (AWS) (as a proportion of proposed office floorspace GIA) to be leased to the Council

at a peppercorn rate for a period of at least 20 years or in perpetuity if the proposal is for over 10,000sqm in floorspace.

- 4.3. The assessment of the proposal with regard to affordable workspace was set out at paragraphs 11.17-11.22 of the original Planning Committee Report of 14 November 2024, included at Appendix 3.
- 4.4. During the Committee's deliberations at the November Planning Committee meeting, concerns were raised regarding the original proposal to provide on-site affordable workspace within the basement of the development. Concerns were also raised regarding the officers' recommendation that an off-site contribution would be secured in the legal agreement that would contribute towards the provision of affordable workspace elsewhere in the borough. The Council's Inclusive Economy Team has worked closely with planning officers and the applicant to review alternative locations for the on-site provision of affordable workspace but continue to express a clear preference for an off-site contribution.

Alternative Affordable Workspace Locations

- 4.5. The applicant has advised that their intention in not providing affordable workspace at upper floors was to ensure that the affordable workspace occupier would not be liable for significantly higher servicing fees attributed to access to the communal lobby and lifts. This justification was accepted by the Council's Inclusive Economy Team.
- 4.6. Following a review of the originally proposed on-site affordable workspace at basement level, officers asked the applicant to consider whether the office space at ground floor (highlighted in purple below) could be provided instead.

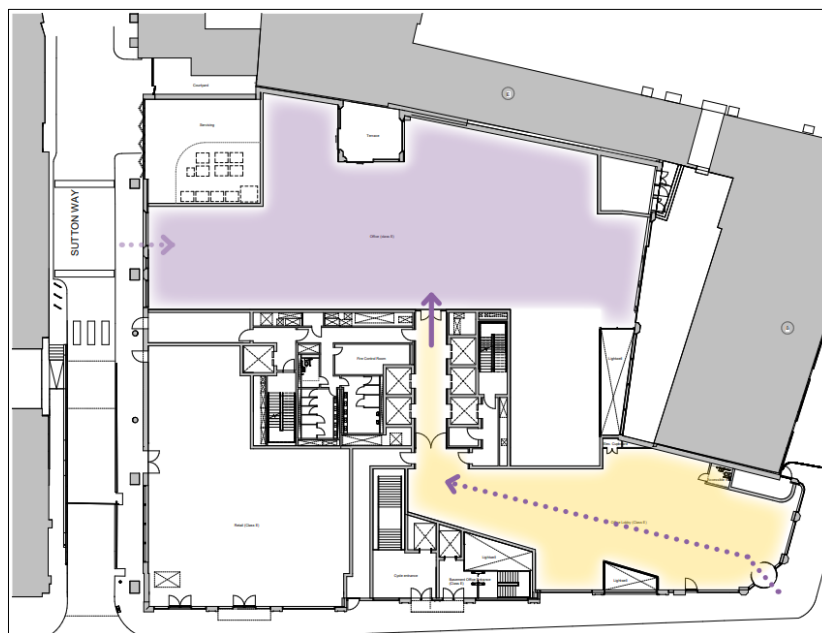


Image 1: Possible Ground Floor AWS Location 1

- 4.7. Whilst a policy compliant amount of floorspace could have been provided in this location, and the space would have provided access to outdoor amenity space, this space is afforded very limited daylight levels due to neighbouring buildings and the covered Sutton Way.
- 4.8. Furthermore, access to this space would be afforded in one of two ways. The first access option would be through the main lobby, which would result in future occupiers being subject to significantly higher service fees and, therefore, this option was not considered to be appropriate. The second access option would be directly from Sutton Way. Whilst this would result in lower

service fees for future occupiers, the access would be from a servicing road and next to the on-site refuse store. This was also considered inappropriate and, therefore, officers accepted that ground floor provision would not meet the Council's requirements for affordable workspace.

- 4.9. Following the deferral of the application, the applicant has revisited the possibility of providing affordable workspace on-site, suggesting that the proposed retail space could be given over to office use. Whilst this space would benefit from greater light levels and a prominent entrance on Whitecross Street, this space would be smaller than required by policy. To overcome this, the applicant offered to provide a contribution for the shortfall. However, the Council's Inclusive Economy Team advised that a site of this size would be difficult to let. Furthermore, officers considered the introduction of a more active ground floor use in this location to be more appropriate in this case. Providing additional office space in this location would not provide the same level of activation and, were the Council to insist on no obscured glazing to maintain some level of activity in this location, users of the space would not be provided with an appropriate level of amenity due to the potential level of overlooking.

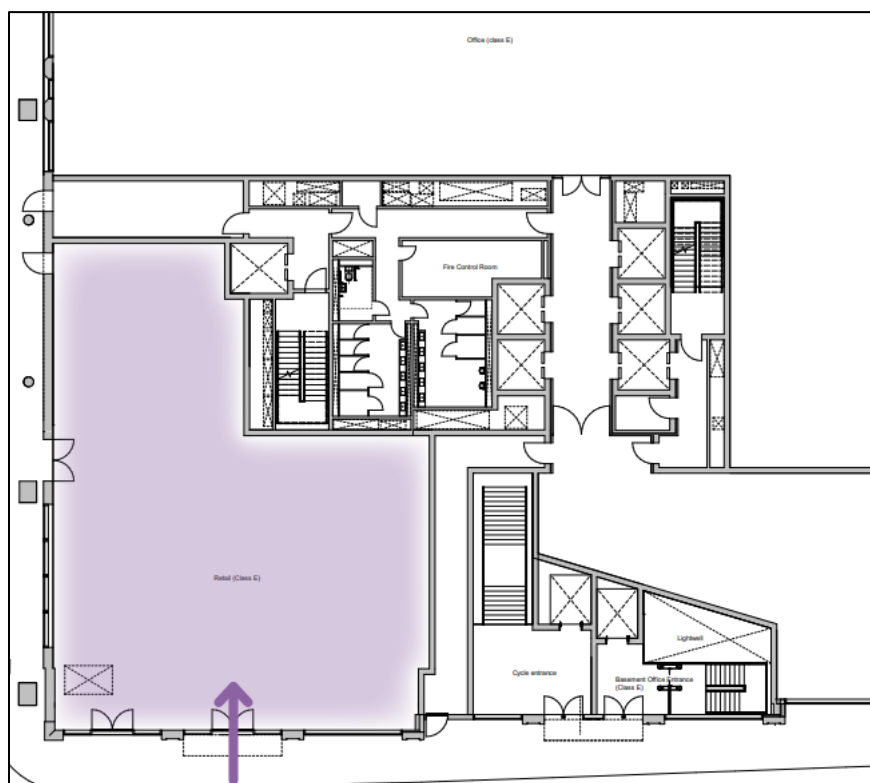


Image 2: Possible Ground Floor AWS Location 2 (highlighted in purple)

- 4.10. Notwithstanding the fact that the basement workspace was considered unacceptable, on the basis of the above, it is accepted that the originally proposed basement location is the most appropriate location for affordable workspace within the proposed development.

Off-Site Contribution

- 4.11. Local Plan Policy B4, Part H confirms that, where the proposed on-site provision of affordable workspace does not meet the qualitative criteria, and where it can be demonstrated that the on-site provision of such workspace is inappropriate, off-site financial contributions for affordable workspace will be sought.

- 4.12. Paragraph 4.54 of the Local Plan states:

Off-site contributions for affordable workspace may be sought in exceptional circumstances. These will be determined case-by-case but will generally be where the Council is not satisfied with the

proposed size or quality of the affordable workspace. This will be informed by engagement with relevant stakeholders including the Council's Inclusive Economy team. The following formula will be used to calculate off-site contributions:

Step 1: calculate projected office rental values from subject property or comparables (on a per square metre per annum basis).

Step 2: Identify 10% of floorspace in square metres (NIA)

Step 3: 10% of floorspace (from step 2) x rental value per square metre (from step 1) = rent per annum

Step 4: identify office yields from subject property or comparables (All Risks Yield)

Step 5: calculate multiplier as follows: $(1+i)^n - 1 / (i (1+i)^n)$ n = number of years at peppercorn rent (20 years) i = All Risks Yield (calculated as Yield divided by 100)

Step 6: rent per annum x multiplier = level of Affordable Workspace Contribution required

- 4.13. Although it is accepted that the proposed on-site provision of affordable workspace within the basement of the development represented the most appropriate location in this instance, following a detailed review of the space, the Council's Inclusive Economy Team consider an off-site contribution to be more appropriate in this case for the following reasons:
- Basement space is less desirable;
 - Proposed floor to ceiling height of 2.8m would fail to meet the 3m requirement set out in the Local Plan;
 - Dedicated lift would result in increased maintenance and service fees;
 - Poor daylight levels;
 - Whilst layout of space could be easily sub-divided, some spaces would not have access to natural light.
- 4.14. In determining the appropriate off-site contribution, Officers undertook a review of the applicant's expected rental values (ERVs) across the whole development, cross-referencing these against existing rental values for comparable developments in the area. Site-specific ERVs were agreed which ranged in value from £22.50 per square foot for the basement office space, to £80 per square foot at seventh floor.
- 4.15. To calculate the off-site contribution, Officers used a blended value, of £64.48psf, which reflects the average of the agreed ERVs. This resulted in a required contribution of £3million. Whilst this reflects the policy compliant approach to calculating an off-site affordable workspace contribution, it is noted that the agreed contribution is 2.9x higher than if only the rental value of the basement had been used.

Affordable Workspace Conclusion

- 4.16. Whilst it is regrettable that no on-site provision of affordable workspace is proposed within this development, it is accepted that the applicant has demonstrated exceptional circumstances in accordance with Local Plan Policy B4, Part H(i) by exploring all possible locations for affordable workspace in the development.
- 4.17. In accordance with supporting paragraph 4.54 of the Local Plan, following engagement with the Council's Inclusive Economy team, a policy compliant off-site contribution was agreed. It is, therefore, considered that the application complies with the development plan insofar as it relates to affordable workspace.

Building Height

- 4.18. London Plan policy D9 'Tall buildings' states that Development Plans should define what is considered a tall building and defines tall buildings as at least 6 storeys or 18 metres. Part C relates to impacts of tall buildings and outlines that proposals should address visual, functional, environmental and cumulative impacts.
- 4.19. Local Plan Policy DH3 'Building heights' explains at part B that 'buildings of more than 30 metres are only acceptable in-principle: (i) on sites allocated in the Local Plan where the allocation makes specific reference to suitability for heights of 30m or more; and/or (ii) within specific sites identified in a Spatial Strategy area.
- 4.20. Following this application's deferral, officers explored the possibility of amending the proposed building height with the applicant. No amendments to the height of the building have been proposed.
- 4.21. The existing building at 48 Chiswell Street is 31.82m, making it a tall building according to the definition set out in local policy. Through the proposed extension works, the building height would increase to 37.95 metres – an increase in height of 6.13 metres, or 19%. As illustrated in Image 3 below, this increase in height represents an increase of around 1.5 storeys, inclusive of the roof level plant storey.



Image 3: Proposed development, with existing building line shown in red

- 4.22. Despite the height of the existing building at 48 Chiswell Street, the site is not identified as being suitable for the development of a tall building in accordance with Local Plan Policy DH3. As such, this development is considered to represent a departure from the development plan and has therefore been advertised as such from the outset.
- 4.23. Notwithstanding the development's non-compliance with Part B of policy DH3, Part E of the policy sets out a number of criteria that tall building proposals must satisfy. An assessment of the development against these criteria was carried out within the original Committee Report at paragraphs 11.77-11.93 and it was determined that the proposed height increase would not result in unacceptable visual, functional and environmental impacts.
- 4.24. The conclusion regarding the impacts of the building height set out in the Committee Report accords with the Stage 1 comments provided by the GLA, which note that although the scheme does not comply with Part B of London Plan Policy D9 (by virtue of not being allocated as suitable

for a tall building within Islington's Local Plan), "*the visual, functional, environmental and cumulative impacts of the proposed tall building are broadly acceptable in accordance with London Plan Policy D9 Part C*".

- 4.25. It should be noted that the Courts have found through a number of varied decisions that a building, taller than a designated threshold, or a building contrary to a policy is not necessarily a policy contravention. R (Hillingdon) v Mayor of London [[2021] EWHC 3387 (Admin) found that in relation to London Plan Policy D9 that parts A and B of the policy are not policy gateways. In summary, a site that breaches the first part of the policy in respect of site suitability does not automatically breach the policy as a whole if the scheme satisfies the tests set out within the policy. In addition, the Courts have determined that a scheme which does not accord with a policy in the Development Plan does not necessarily give rise to a scheme that is in breach of the Development Plan, provided other relevant policies (which in this case include land use, other design policies, sustainability policies (as an example)) find in favour of the scheme and, when taken as a whole, demonstrate that the scheme can be seen to be supported by the aims and objectives of the Development Plan.
- 4.26. In addition to the assessment set out in the previous Committee Report, further consideration is given below to relevant considerations in relation to the height of the building.

Land Use

- 4.27. This application seeks permission for a 5,134sqm increase in office floorspace. As confirmed in the original Committee Report, officers consider this proposal to be acceptable in terms of land use as it aligns with the Local Plan priorities for development within the CAZ and the Bunhill and Clerkenwell Area Action Plan area. The original Committee Report also highlights that this uplift would accord with Site Allocation ref: BC40, which identifies the site as being suitable for an intensification of office floorspace and indeed the justification for the allocation is to intensify officer floorspace.
- 4.28. The Bunhill and Clerkenwell Area Action Plan confirms that Islington has a forecast need for approximately 443,000sqm of additional office floorspace by 2036, to accommodate the projected increase in jobs in the borough. Based on the existing pipeline of new office proposals, the area action plan advises that delivering this level of floorspace will be a major challenge.
- 4.29. The proposed increase of 5,134sqm office floorspace on the site represents a c.40% uplift compared to existing. Whilst achieving this uplift would require a 19% increase in height, this uplift would make a meaningful contribution towards the identified need for business space in the borough, supporting the aims and objectives of the Development Plan.

Sustainability – Whole Life Carbon

- 4.30. The original committee report confirms that the applicant's proposal to retain the majority of the existing building's structure is a key benefit of the proposals. By minimising demolition as far as possible, the total carbon (all life stages) resulting from the development would be 953.4kgCO₂/m². This is a very good score. It is 43% below the GLA's WLC benchmark and 18% below the GLA's aspirational WLC benchmark.
- 4.31. The applicant's ambition to retain as much of the existing structure as possible, whilst also intensifying the amount of office floorspace on the site, contributes to the development's proposed height and massing. Retaining the existing structure limits opportunities to alter the existing massing. Whilst it is recognised that a scheme with more demolition may have been able to deliver additional office floorspace within a smaller building envelope than proposed, given the Council's declared climate emergency and aspirations to ensure the borough is net zero carbon by 2030, proposals to minimise the development's embodied carbon are supported.

Design and Conservation

- 4.32. The original Committee Report advises that the development would result in a minor level of less-than-substantial harm to neighbouring heritage assets. This is principally due to the increase in height and visibility compared to the existing building. Whilst this was considered regrettable, and weighed against the proposals, the less-than-substantial harm was outweighed by the public benefits in the planning balance.
- 4.33. The Design Review Panel, at a meeting held in June 2023, raised “*different levels of concern amongst panel members about mass and height*” and advised that “*it is those views with potential to affect the setting of the listed building [sic], including local views from Sundial Court and Chiswell Street, that are the main concern*”.
- 4.34. Whilst the applicant has not reduced the overall height in the period since the last DRP meeting, a number of changes have been made to the massing to address the comments raised by the panel. The applicant has set-back the upper floors at the south-east corner to minimise the development’s visibility over Chiswell Street and Sundial Court. The applicant has also refined the massing of the south-west corner ‘nose’ element, improving the situation compared to existing, and replaced the proposed green glazed brick with a more sympathetic red-brown glazed brick.
- 4.35. Part E(v) of Local Plan Policy DH3 states that tall building proposals should “*promote exceptional design, through high quality design details and material, positively contribute to the skyline and to the immediate locality, and having regard to any site-specific design principles set out in the relevant site allocations and/or Spatial Strategy area policy, and other relevant design policies*”. Due to the height of surrounding buildings, it is not considered that the building would have a significant presence in the skyline. However, through the introduction of high-quality design and materiality, the proposed development would contribute positively to the immediate locality. Furthermore, through the inclusion of well-considered setbacks to the south of the building, the development would minimise impacts to heritage assets and act as a sympathetic neighbour to the surrounding Grade II Listed buildings.
- 4.36. Whilst the proposed development’s non-compliance with Local Plan DH3 and the minor level of less-than-substantial harm is recognised and continues to weigh against the proposals in the planning balance, the development proposes a high quality of architecture which would result in a treatment and materiality which is considerably more sympathetic to the numerous surrounding heritage assets. Furthermore, the original Committee Report advises that the increased level of ground floor activation and the setting-back of the south-west corner to create a more generous area of public realm, were considered to represent benefits of the application.

Building Height Conclusion

- 4.37. Whilst the proposed height increase, and the resultant departure from the development plan, is regrettable and considered to weigh against the proposals in the planning balance, the proposed building height would not result in unacceptable impacts insofar as they are set out within London Plan D9 and Local Plan Policy DH3. Furthermore, as confirmed in the Committee Report, whilst the increased height contributes to a limited level of less than substantial harm to heritage assets and impacts to neighbouring amenity, these impacts are considered to be outweighed by the public benefits in the planning balance.
- 4.38. The proposed increase in height facilitates the provision of a meaningful uplift in business floorspace whilst retaining the existing structure, satisfying the site allocation requirements and policy relating to whole life carbon.
- 4.39. Whilst it is recognised that a smaller office-led development could come forward on the site, which does not require an increase in height, Officers consider that it would be difficult for such a scheme to make a similar contribution to the identified need for office space in the borough without removing

more of the existing building structure, which would diminish the development's exceptional whole life carbon benefits.

- 4.40. The proposed development would also result in a considerably improved architectural treatment across the whole building and would result in a more generous provision of public realm at the corner of Chiswell Street and Whitecross Street. Additionally, in recognition of the challenge in mitigating harm that can be perceived when creating taller buildings, the developer has committed to funding the delivery of a Social Value Plan which will support local enterprises and provide employment and training opportunities for local residents through a Local First approach (see below).
- 4.41. Given the aforementioned benefits, and the limited impacts identified within the tall building assessment, the proposed height increase is considered acceptable on balance.

Social Value Plan

- 4.42. The original Committee Report sets out within the Heads of Terms the following planning obligation:

- o *Delivery of a number of programmes in the surrounding area across a three-year period. The supported programmes would promote engagement between knowledge economy businesses and local communities, create employment opportunities for local residents, and would help support local enterprise. Subject to agreement, the following programmes could be supported on the basis of their proximity to the development:*
 - *Community and schools outreach programme to inspire local people to enter knowledge and creative economy sectors, providing talks, taster sessions, CV/interview coaching and skills guidance, with over 180 participation opportunities per annum, plus a further 180 participation opportunities per annum on the Council's 11 x 11 cultural enrichment programme;*
 - *Employability programme, with a focus on enabling Islington residents to enter into meaningful employment, providing at least 20 people per annum into funded internship, apprenticeship and employment opportunities, with over 60% coming from under-represented backgrounds;*
 - *Mentoring and incubation support for tech/creative/green businesses, with at least 15 new and growing businesses supported per annum, with a minimum of 50% from under-represented backgrounds.*

Subject to further detailed discussions, it is anticipated that this would be aligned to social sustainability goals/Social Value commitments of tenant businesses, to maximise local impact.

- 4.43. At the Planning Committee meeting held on the 14th November 2024, concern was raised by Members that the additional benefits, as set out in the above Heads of Terms, were hypothetical and too vague to be considered within the planning balance.
- 4.44. Following the deferral of this application at Committee, the applicant has worked closely with the Council to develop a draft Social Value Plan, which sets out how the agreed programmes would directly relate to the proposed development, and which quantifies the amount of social value that would be generated through the implementation of the plan. This draft Social Value Plan, outlined in detail below, would be secured through Condition 2 and a final document would be secured through an obligation in the S106 agreement.

Draft Social Value Plan

- 4.45. Taking the programmes set out in the previously reported Heads of Terms as a starting point, the draft Social Value Plan sets out how the applicant will facilitate social value generation on site and how the proposed Social Value Plan Contribution shall enable the delivery of a 'from-site' social value package.
- 4.46. The applicant's previously submitted Economic Regeneration Statement advises that the proposed development would result in additional employment capacity on the site of 341 to 576 extra jobs, (458 on average).
- 4.47. There are 19,651 people living in Bunhill, 16% of whom have no qualifications and only 38% of Bunhill residents aged 16-74 are in full-time employment (compared with 42% across Islington).
- 4.48. To ensure the proposed development is a positive intervention in the local area, it was agreed that the Social Value Plan should focus on promoting engagement between the businesses occupying the development and local communities, creating employment opportunities for local residents and supporting local enterprise.
- 4.49. The draft Social Value Plan has been appended to this report. It details that the developer will 'localise' the direct benefit of the uplift in economic benefits from the development. As a result, a proposed package of 'from-site' benefits is proposed for Islington residents. Working closely with the council, the developer would facilitate a wrap-around social value benefits package with strong links to the sectoral focus of the building (likely to be knowledge economy) and the tenant businesses.
- 4.50. To demonstrate the value of the package offered, the proposed social value plan has been measured against the TOM System. The Social Value TOM System of *Themes, Outcomes and Measures* is considered as the most trusted method for recording and reporting Social Value. Engineered by Social Scientists and backed by up-to-date data sources, it is a robust way to accurately and credibly evidencing social value activity.
- 4.51. Through supporting the following activities (which would be delivered by the Council's Inclusive Economy Team and the LIFT programme) over a three-year period, the TOM system suggests that the implementation of the draft Social Value Plan would generate £1,835,036.40 in additional social value including:
- Community and schools World of Work outreach programme to inspire local people to enter knowledge and creative economy sectors, providing talks, taster sessions, CV/interview coaching and skills guidance;
 - Participation in the Council's 11 x 11 cultural enrichment programme;
 - Employability programme, with a focus on enabling Islington residents to enter into meaningful employment; and
 - Specialist mentoring and incubation support for tech/creative/green businesses.
- 4.52. The draft Social Value Plan includes a costing for the delivery of the above programme of social value generating activities, of £1,080,000. To ensure the Council is able to successfully deliver the Social Value Plan activities, payment of this sum would be secured through the legal agreement.
- 4.53. The draft Social Value Plan also confirms that the applicant is committed to delivering a 'ready-made' ESG platform, which incoming tenants would be encouraged to engage with. ESG (environmental, social and governance) aligns financial performance with broader social, environmental, and ethical considerations.
- 4.54. As set out in the draft Social Value Plan, ESG objectives are increasingly high on the agenda of modern-day occupiers across all sectors. Whilst the applicant is unable to commit incoming tenants

to sign up to this platform (given the applicant does not yet know who the occupiers are), it is expected that a ready-made ESG platform, such as the one proposed, would be an attractive offer to future tenants.

- 4.55. This ESG platform would feed into the delivery of the programmes set out in the Social Value Plan and help to ensure that the development continues to contribute to the creation of social value in the local area. The draft Social Value Plan proposes a sustained relationship between the Council and the developer and confirms that the applicant would facilitate introductions between tenant businesses and the council, to encourage participation in the ESG platform.
- 4.56. Furthermore, the draft Social Value Plan sets out other elements that may form part of the ESG package, which will be confirmed in the final version of the document secured through the legal agreement. These indicative actions include:
- Tenants Attendance at job fairs to advise on:
 - Current and upcoming vacancies / job opportunities
 - Guaranteed interview scheme(s)
 - CV workshop / interview skills;
 - Local First London Living Wage (LLW) paid internships including promotion of World of Work opportunities;
 - Local First Supply Chain opportunities i.e. first consideration to businesses within Bunhill, to provide the following key services (list not exhaustive):
 - Catering
 - Cleaning
 - Maintenance
 - FM
 - Security
 - Digital Marketing
 - Office Supplies
 - Printing;
 - Updated notifications to tenants of locally based corporate volunteering schemes with council signposting to local stakeholders e.g. Soapbox; St Luke's Centre.
- 4.57. The draft Social Value Plan notes that through the above initiatives, there is the potential for additional social value to be generated 'from the site', over and beyond the predicted £1.8million of social value generated through the Social Value Plan contribution.

Social Value Plan Conclusion

- 4.58. The draft Social Value Plan sets out the developer's commitment to ensuring the development generates social value from the site to the benefit of local residents and enterprises. To ensure that the social value generated from the development is maximised and to ensure that the plan is directly related to the tenant business and responds closely to local needs, the S106 legal agreement will secure adherence to a final Social Value Plan, which the applicant would be required to submit for approval six months ahead of payment of the first instalment of the Social Value Plan Contribution. The s106 agreement will require consultation with elected Members to take place prior to the approval of the Plan. This will include consultation with the Executive Member for Inclusive Economy and Jobs and Ward Councillors.
- 4.59. Through the submission of a Social Value Plan and the applicant's contribution towards its implementation, the proposed development would generate £1,835,036.40 in additional social value in the local area over a three-year delivery period. This is a significant public benefit, which is considered to help mitigate the identified harm in the planning balance.

Updated Heads of Terms

- 4.60. To secure a final version of the applicant's Social Value Plan and the contribution towards the plan's implementation, the following Heads of Terms are recommended:

Social Value Plan Contribution

A total financial contribution of no less than £1,080,000 (index linked) over 3 years towards the implementation of the agreed Social Value Plan. The breakdown of the financial contribution is proposed to be set out as follows:

- First Instalment: £360,000, due 12 months prior to estimated practical completion
- Second Instalment: £360,000, due on first occupation of the development
- Third Instalment: £360,000, due on the first anniversary of first occupation

Social Value Plan

Draft Social Value Plan secured with the planning application and submission of a final Social Value Plan for Council approval 18 months prior to practical completion.

The final Social Value Plan shall confirm how social value generated from the site is maximised through the delivery of a programme of activities directly aligned with local needs. The final Social Value Plan shall also confirm how tenant businesses shall be encouraged to participate in social value generation. Approval of the final Social Value Plan would be subject to consultation with the Ward Councillors and the Executive Member for Inclusive Economy and Jobs.

The applicant would be required to submit an annual report for the duration of the implementation of the Social Value Plan based on quarterly monitoring updates.

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Plant Noise

- 4.61. In response to representations made by objectors at the November 2024 Planning Committee meeting, the applicant agreed to the amendment of recommended Conditions 8 and 9, so that plant noise would be at least 10dB below background noise levels. Whilst this commitment to the protection of neighbouring amenity is welcomed, officers have raised concerns that achieving this level of noise attenuation may not be possible given the height and massing of the currently proposed plant enclosure.
- 4.62. To protect neighbouring amenity and to prevent the need for further amendments to the building height, it is recommended that Conditions 8 and 9 be updated so that the applicant is required to take all reasonable endeavours to achieve a noise rating of 10dB below background levels. A noise report would be secured to ensure the applicant demonstrates the steps taken to minimise plant noise as far as possible. Furthermore, Conditions 8 and 9 would continue to secure compliance with the plant noise criteria set out in local policy, meaning a noise rating of *at least* 5dB below background levels would be ensured.

Planning Balance

- 4.63. The original Committee Report identifies the following harmful impacts of the proposed development:
- Proposed 6m height increase would result in a tall building on a site with no tall building allocation albeit on a site with an existing tall building;
 - Minor level of less-than-substantial harm caused to neighbouring heritage assets;

- Neighbouring amenity impacts relating to daylight, sunlight and overshadowing; and
- Failure to meet total (regulated and unregulated) CO2 reduction targets, as set out in local policy.

4.64. The original Committee Report identifies the following benefits of the proposed development:

- Very good sustainability credentials, achieving BREEAM Excellent and improving upon the GLA's aspirational Whole Life Carbon score by 18%;
- Considerably improved architectural treatment and materiality;
- Improved public realm provision at the corner of Whitecross Street and Chiswell Street;
- Higher than policy-compliant cycle parking provision and removal of all on-site car parking;
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- Applicant's commitment to contribute toward the delivery of programmes which would generate social value in the local area.

4.65. Following the deferral of this application, officers have undertaken a new planning balance exercise on the basis of the updated information provided.

4.66. The applicant has explored a number of possible locations to provide affordable workspace on-site and an off-site contribution remains the preference of the council's Inclusive Economy officers. This contribution has been calculated in accordance with policy and as such, it is considered that it has a neutral impact on the planning balance.

4.67. The applicant has not amended the proposed height and massing of the development since this application was deferred. The proposed development's non-compliance with local policy relating to tall buildings, as well as the resulting less-than-substantial harm to heritage assets and neighbouring amenity impacts, continues to weigh against the proposals within the planning balance. However, it is considered that this harm continues to be outweighed by the benefits of the scheme.

4.68. The additional information provided within the draft Social Value Plan confirms that the financial contribution secured through the Heads of Terms would facilitate the creation of around £1,835,036.40 in social value. The draft Social Value Plan also demonstrates how this social value would be generated locally to the development and sets out the applicant's commitment to ensuring that this social value is generated from the site. This additional information, along with the updated Heads of Terms, allows additional weight to be assigned to this benefit.

4.69. Overall, whilst the harm resulting from the proposed development in terms of height and the breach of the tall buildings policy, impacts to heritage assets, and neighbouring amenity is recognised, it is considered that the proposed development would result in a robust package of benefits including sustainability performance, quality of design, improved public realm, and public benefit contributions to assist and support training and employment. On balance the development as submitted is considered to be acceptable, and it is therefore recommended that planning permission is granted subject to conditions and a Section 106 legal agreement in accordance with the terms set out in this report.

5. CONCLUSION

5.1. In the period since the deferral, the applicant has explored opportunities to introduce affordable workspace into the development and has provided additional information which evidences the value, relevance and benefits of the proposed social value plan.

5.2. No amendments to the proposed height and massing of the development have been made, and a payment in lieu of on-site affordable workspace continues to be proposed. However, it is considered that the harm caused by the breach of the tall buildings policy, the minor level of less-than-

substantial harm, and the neighbouring amenity impacts are outweighed by the public benefits in the planning balance.

- 5.3. It is therefore recommended that planning permission be granted subject to conditions and Section 106 agreement Heads of Terms 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 / Assistant Director – Development Management or, in their absence, the Deputy Head of Service:

- o Affordable Workspace Contribution of £3 million (in lieu of on-site provision) to be spent by the Council towards the provision of micro, small and/or affordable workspace facilities.
- o A total financial contribution of no less than £1,080,000 (index linked) over 3 years towards the implementation of the agreed Social Value Plan. The breakdown of the financial contribution is proposed to be set out as follows:
 - First Instalment: £360,000, due 12 months prior to estimated practical completion
 - Second Instalment: £360,000, due on first occupation of the development
 - Third Instalment: £360,000, due on the first anniversary of first occupation
- o Draft Social Value Plan secured with the planning application and submission of a final Social Value Plan for Council approval 18 months prior to practical completion.

The final Social Value Plan shall confirm how social value generated from the site is maximised through the delivery of a programme of activities directly aligned with local needs. The final Social Value Plan shall also confirm how tenant businesses shall be encouraged to participate in social value generation. The Social Value Plan will be finalised following consultation with the Executive Member for Inclusive Economy and Jobs and the Ward Councillors.

The applicant would be required to submit an annual report for the duration of the implementation of the Social Value Plan based on quarterly monitoring updates.

- o A contribution towards the provision of 3 short-stay cycle stands in the vicinity of the site of: £2,649.
- o The repair and re-instatement of the footways and highways adjoining the development. The cost is to be confirmed by LBI Highways, paid for by the applicant and the work carried out by LBI Highways. Conditions surveys may be required.
- o Compliance with the Code of Employment and Training.
- o Facilitation, during the construction phase of the development, of the following number of work placements: 6

Each placement must last a minimum of 26 weeks. The London Borough of Islington's approved provider/s to recruit for and monitor placements, with the developer/contractor to pay wages. Within the construction sector there is excellent best practise of providing an incremental wage increase as the operative gains experience and improves productivity. The contractor is expected to pay the going rate for an operative, and industry research indicates that this is invariably above or well above the national minimum wage and even the London Living Wage (£13.15 as at 14/11/2024).

If these placements are not provided, LBI will request a fee of: £30,000

- o Compliance with the Code of Local Procurement

- o Compliance with the Code of Construction Practice, including a monitoring fee of: £11,108 and submission of site-specific response document to the Code of Construction Practice for approval of LBI Public Protection, which shall be submitted prior to any works commencing on site.
- o The provision of an additional number of accessible parking bays: 11 or a contribution towards bays or other accessible transport initiatives of: £22,000.
- o A contribution towards offsetting any projected residual CO2 emissions of the development. Total amount: £118,100.
- o Connection to a local energy network, if technically and economically viable (burden of proof will be with the developer to show inability to connect). In the event that a local energy network is not available or connection to it is not economically viable, the developer should develop an on-site solution and/or connect to a neighbouring site (a Shared Heating Network) and future proof any on-site solution so that in all cases (whether or not an on-site solution has been provided), the development can be connected to a local energy network if a viable opportunity arises in the future.
- o Submission of a Green Performance Plan
- o Submission of a draft framework Travel Plan with the planning application, of a draft full Travel Plan for Council approval prior to occupation, and of a full Travel Plan for Council approval 6 months from first occupation of the development or phase (provision of travel plan required subject to thresholds shown in Table 7.1 of the Planning Obligations SPD).
- o Payment towards employment and training for local residents of a commuted sum of: £58,960
- o Contribution towards TfL Cycle Hire Scheme: £80,000
- o Council's legal fees in preparing the S106 and officer's fees for the preparation, monitoring and implementation of the S106.

If the Committee resolve to grant, resolution will include provision to provide flexibility to officers to negotiate and finalise the Directors Agreement on behalf of the Committee.

That, should the Directors Agreement not be completed within 13 weeks from the date when the application was made valid or within the agreed extension of time, the Service Director, Planning and Development / Assistant Director – Development Management or, in their absence, the Deputy Head of Service may refuse the application on the grounds that the proposed development, in the absence of a Deed of Planning Obligation is not acceptable in planning terms.

Alternatively, should this application be refused (including refusals on the direction of The Secretary of State or The Mayor) and appealed to the Secretary of State, the Service Director, Planning and Development / Assistant Director – Development Management or, in their absence, the Deputy Head of Service be authorised to enter into a Directors Agreement 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, and that there is delegated to each of the following: the Head of Development Management the Team Leader Major Applications and the Team Leader Planning Applications to make minor changes (additions removals or amendments) to the conditions:

1	Commencement (Compliance) CONDITION: The development hereby permitted shall be begun not later than 3 years from the date of this permission. 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).
2	Approved plans and documents list (Compliance) CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans and documents: PA0101 – Rev.01 – Site Location Plan (Make, 09/08/2024); PA0102 – Rev.01 – Site Plan Existing (Make, 09/08/2024); PA0103 – Rev.02 – Site Plan Proposed (Make, 09/08/2024); PA0999 – Rev.00 – Existing Basement (Make, 26/10/2023); PA1000 – Rev.00 – Existing Ground Floor (Make, 26/10/2023); PA1001 – Rev.00 – Existing First Floor (Make, 26/10/2023); PA1002 – Rev.00 – Existing Second Floor (Make, 26/10/2023); PA1003 – Rev.00 – Existing Third Floor (Make, 26/10/2023); PA1004 – Rev.00 – Existing Fourth Floor (Make, 26/10/2023); PA1005 – Rev.00 – Existing Fifth Floor (Make, 26/10/2023); PA1006 – Rev.00 – Existing Roof (Make, 26/10/2023); PA1200 – Rev.00 - Existing South Elevation Context (Make, 26/10/2023); PA1201 – Rev.00 - Existing West Elevation Context (Make, 26/10/2023); PA1210 – Rev.00 - Existing South Elevation (Make, 26/10/2023); PA1211 – Rev.00 - Existing South Elevation Courtyard (Make, 26/10/2023); PA1212 – Rev.00 - Existing East Elevation (Make, 26/10/2023); PA1213 – Rev.00 - Existing North Elevation (Make, 26/10/2023); PA1214 – Rev.00 - Existing West Elevation (Make, 26/10/2023); PA1250 – Rev.00 – Existing Section AA (Make, 26/10/2023); PA1251 – Rev.00 – Existing Section BB (Make, 26/10/2023); PA1409 – Rev.00 – Proposed Demolition Basement Plan (Make, 26/10/2023); PA1410 – Rev.00 – Proposed Demolition Ground Floor Plan (Make, 26/10/2023); PA1411 – Rev.00 – Proposed Demolition First Floor Plan (Make, 26/10/2023); PA1412 – Rev.00 – Proposed Demolition Second Floor Plan (Make, 26/10/2023); PA1413 – Rev.00 – Proposed Demolition Third Floor Plan (Make, 26/10/2023); PA1414 – Rev.00 – Proposed Demolition Fourth Floor Plan (Make, 26/10/2023); PA1415 – Rev.00 – Proposed Demolition Fifth Floor Plan (Make, 26/10/2023); PA1416 – Rev.00 – Proposed Demolition Roof Plan (Make, 26/10/2023); PA1450 – Rev.00 – Proposed Demolition South Elevation (Make, 26/10/2023); PA1451 – Rev.00 – Proposed Demolition South Elevation Courtyard (Make, 26/10/2023); PA1452 – Rev.00 – Proposed Demolition East Elevation (Make, 26/10/2023); PA1453 – Rev.00 – Proposed Demolition North Elevation (Make, 26/10/2023); PA1454 – Rev.00 – Proposed Demolition West Elevation (Make, 26/10/2023);

PA1999 – Rev.02 – Proposed Basement (Make, 09/08/2024); PA2000 – Rev.02 – Proposed Ground Floor (Make, 09/08/2024); PA2001 – Rev.02 – Proposed First Floor (Make, 09/08/2024); PA2002 – Rev.02 – Proposed Second Floor (Make, 09/08/2024); PA2003 – Rev.02 – Proposed Third Floor (Make, 09/08/2024); PA2004 – Rev.02 – Proposed Fourth Floor (Make, 09/08/2024); PA2005 – Rev.02 – Proposed Fifth Floor (Make, 09/08/2024); PA2006 – Rev.02 – Proposed Sixth Floor (Make, 09/08/2024); PA2007 – Rev.02 – Proposed Seventh Floor (Make, 09/08/2024); PA2008 – Rev.02 – Proposed Eighth Floor (Make, 09/08/2024); PA2009 – Rev.02 – Proposed Roof (Make, 09/08/2024);

PA2200 – Rev.02 - Proposed South Elevation Context (Make, 09/08/2024); PA2201 – Rev.02 - Proposed West Elevation Context (Make, 09/08/2024); PA2210 – Rev.02 - Proposed South Elevation (Make, 09/08/2024); PA2211 – Rev.02 - Proposed South Elevation Courtyard (Make, 09/08/2024); PA2212 – Rev.02 - Proposed East Elevation (Make, 09/08/2024); PA2213 – Rev.02 - Proposed East Nose Elevation (Make, 09/08/2024); PA2214 – Rev.02 - Proposed East Courtyard Elevation (Make, 09/08/2024); PA2215 – Rev.02 - Proposed North Elevation (Make, 09/08/2024); PA2216 – Rev.02 - Proposed West Elevation (Make, 09/08/2024);

PA2250 – Rev.02 - Proposed Section AA (Make, 09/08/2024); PA2251 – Rev.02 - Proposed Section BB (Make, 09/08/2024);

Air Quality Assessment Rev.4 (Aether, 16/04/2024);
Archaeological desk-based assessment Rev.3 (MOLA, October 2023);

Biodiversity Net Gain Assessment (Greengage, November 2023);
Circular Economy Statement Rev.6 (NDY, 17/06/2024);
Cover Letter (Gerald Eve, 05/12/2023);
Cover Letter Addendum (Gerald Eve, 16/08/2024);
Design and Access Statement (Make, 30/11/2023);
Design and Access Statement Addendum (Make, 09/08/2024);

Daylight and Sunlight Impact Assessment Report (GIA, 02/08/2024);
Daylight and Sunlight Impact Assessment Appendices (GIA, 02/08/2024);
Delivery and Servicing Plan (TTP Consulting, August 2024);
Economic Regeneration Statement Rev.2 (Papernomics, 30/10/2023);
Energy Strategy Rev.8 (NDY, 17/06/2024);
Environmental Noise Survey and Plant Noise Assessment Report Rev.2 (Hann Tucker Associates, 31/10/2023);
Fire Statement Rev.4 (The Fire Surgery, 14/10/2024);
Flood Risk Assessment Rev.P2 (Elliot Wood, 30/10/2023);
Green Performance Plan Rev.2 Rev.6 (NDY, 30/08/2024);
Health Impact Assessment (Gerald Eve, 05/12/2023);
Model Coordination Report Rev.P1 (Elliot Wood, 30/06/2023);
Operational Waste Management Plan (TTP Consulting, 24/08/2024);
Outline Construction Logistics Plan (TTP Consulting, October 2023);
Planning Statement (Gerald Eve, 05/12/2023);
Preliminary Ecological Appraisal (Greengage, November 2023);
Statement of Community Involvement (Kanda, November 2023);
Structural Engineering Method Statement (Elliot Wood, 27/10/2023);
Structural Engineering Stage 2 Report Rev.P3 (Elliot Wood, 27/10/2023);
Sustainability Statement Rev.5 (NDY, 22/11/2023);
Sustainability – Pre-redevelopment Audit (NDY, 29/05/2024);
Sustainable Drainage Strategy Rev.P2 (Elliot Wood, 18/09/2023);

	<p>Townscape and Visual and Built Heritage Assessment (Tavernors and Millerhare, 24/10/2023); Townscape and Visual and Built Heritage Assessment (Tavernors and Millerhare, 14/08/2024); Townscape Views Updated (Millerhare, 23/07/2024);</p> <p>Transport Assessment (TTP Consulting, October 2023); Transport Assessment Addendum 1 (TTP Consulting, 24/08/2024); Transport Assessment Addendum 2 (TTP Consulting, 13/09/2024); UGF Plan (Townshend, 14/08/2024); Workplace Travel Plan (TTP Consulting, October 2023); Whole Life Carbon Assessment Rev.8 (NDY, 17/06/2024); Pedestrian-level Wind Desk-based Assessment (RWDI, 01/11/2023);</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	<p>Materials (Details)</p>
	<p>CONDITION: Details and samples (where appropriate) of the following facing materials for the commercial development shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of relevant works. The details and samples shall include:</p> <ul style="list-style-type: none"> a) Brickwork details (including large scale detailed drawings showing construction details, and built sample panels showing proposed mortar, brick bond and layout for each brick type); b) Window treatment (including glazing, spandrels, sections and reveals); c) Doors and gates; d) Any other materials to be used. <p>The development shall be carried out strictly in accordance with the details and samples so approved, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.</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	<p>Landscaping (Details)</p>
	<p>CONDITION: A landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to superstructure works. The landscaping scheme shall include the following details:</p> <ul style="list-style-type: none"> a) specification to ensure successful establishment and survival of new planting. b) a schedule detailing sizes, species and numbers of all new trees/plants; c) a biodiversity statement detailing how the landscaping scheme maximises biodiversity; d) proposed trees: their location, species and size; e) soft plantings: including grass and turf areas, shrub and herbaceous areas, and vertical greening; f) specifications, plans, sections and details including earthworks, ground finishes, top soiling with both conserved and imported topsoils, levels, drainage and fall in drain types; g) enclosures: including types, dimensions and treatments of walls, fences, screen walls, barriers, rails, retaining walls and hedges; h) hard landscaping: including ground surfaces, kerbs, edges, rigid and flexible pavings, unit paving, furniture, steps

	<ul style="list-style-type: none"> i) confirmation of how inclusive design principles have been incorporated into the landscape design; j) any other landscaping features forming part of the scheme. <p>The submitted details shall confirm that an Urban Greening Factor of no less than 0.3 is achieved across the site.</p> <p>All landscaping in accordance with the approved scheme shall be completed / planted during the first planting season following practical completion of the development hereby approved. The landscaping and tree planting shall have a two year maintenance / watering provision following planting and any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of completion of the development shall be replaced with the same species or an approved alternative to the satisfaction of the Local Planning Authority within the next planting season.</p> <p>The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: In the interest of biodiversity, sustainability, and to ensure that a satisfactory standard of visual amenity is provided and maintained.</p>
5	<p>Demolition and Construction Environmental Management Plan (Details)</p>
	<p>CONDITION: Notwithstanding the details submitted with the application, a Construction and Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority in consultation with the City of London's Highways Team prior to the commencement of development. The Construction and Environmental Management Plan shall include details and arrangements regarding:</p> <ul style="list-style-type: none"> a) The notification of neighbours with regard to specific works; b) Advance notification of any access way, pavement, or road closures; c) Details regarding parking, deliveries and storage including details of the routing, loading, off-loading, parking and turning of delivery and construction vehicles and the accommodation of all site operatives', visitors' and construction vehicles during the construction period; d) Details regarding dust mitigation and measures to prevent the deposit of mud and debris on the public highway. No vehicles shall leave the site until their wheels, chassis and external bodywork have been effectively cleaned and washed free of earth, mud, clay, gravel, stones or any other similar substance; e) Details of waste storage within the site to prevent debris on the surrounding highway and a scheme for recycling/disposing of waste resulting from construction works; f) The proposed hours and days of work (with reference to the limitations of noisy work which shall not take place outside the hours of 08.00-18.00 Monday to Friday, 08.00-13.00 on Saturdays, and none on Sundays or Bank Holidays.) g) Details of any proposed external illumination and/or floodlighting during construction; h) Details of measures taken to prevent noise disturbance to surrounding residents; i) Information on access and security measures proposed to prevent security breaches at the existing entrances to the site, to prevent danger or harm to the neighbouring residents, and to avoid harm to neighbouring amenity caused by site workers at the entrances to the site; j) Details addressing environmental (including on non-statutory designated sites) and amenity impacts (including (but not limited to) noise, air quality, smoke and odour, vibration and TV reception) k) Details of any further measures taken to limit and mitigate the impact of construction upon the operation of the highway and the amenity of the area.

	<p>The submitted details shall confirm that the footway surrounding the development site shall be closed to pedestrians for the duration of works.</p> <p>Any NRMM used with a net power of 37kW and up to and including 560kW, shall comply with the emission standards set out in Chapter 7 of the GLA's Control of Dust and Emissions During Construction and Demolition SPG. No non-compliant NRMM shall be on site at any time, whether in use or not, without the prior consent of the LPA.</p> <p>The report shall assess the impacts during the preparation and construction phases of the development, together with means of mitigating any identified impacts. The report shall also identify other local developments and highways works, and demonstrate how vehicle movements would be planned to avoid clashes and/or highway obstruction on the surrounding roads.</p> <p>The CEMP must refer to the LBI Code of Practice for Construction Sites. The CEMP shall specify the hours of construction, vehicle movements are restricted to take place outside of the peak times of 8am-10am and 4pm and 6pm. It should also provide details on method of demolition, quiet periods and noise mitigation.</p> <p>No demolition or development shall begin until provision has been made to accommodate all site operatives', visitors' and construction vehicles loading, offloading, parking and turning during the construction period in accordance with the approved details. The demolition and development shall thereafter be carried out in accordance with the details and measures approved in the Construction and Environmental Management Plan.</p> <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: In order to secure the safe and efficient operation of the highway network, local residential amenity and to mitigate the impacts of the development. The imposition of this prior to commencement planning condition is considered necessary to prevent commencement of works until the requirements have been met because the timing of compliance is fundamental to the decision to grant planning permission</p>
6	<p>BREEAM (Compliance)</p>
	<p>CONDITION: The entire development shall achieve a BREEAM rating of no less than 'Excellent' unless otherwise agreed in writing by the Local Planning Authority.</p> <p>REASON: In the interest of addressing climate change and to secure sustainable development.</p>
7	<p>Biodiversity Roofs (Details)</p>
	<p>CONDITION: Notwithstanding the approved plans, details of all proposed green/blue/brown roofs across the approved development shall be submitted and approved by the Local Planning Authority prior the commencement of relevant works on site. The proposed green/blue/brown roofs shall be designed, installed and maintained in a manner that meets the following criteria:</p> <ul style="list-style-type: none"> a) green roofs shall be biodiversity based with extensive substrate base (depth 80 – 150mm); b) laid out in accordance with plans hereby approved; and c) planted/seeded with a mix of species within the first planting season following the practical completion of the building works (the seed mix shall be focused on wildflower planting, and shall contain no more than a maximum of 25% sedum). <p>The submitted details shall include a maintenance plan demonstrating how all biodiversity roofs will be maintained.</p>

	<p>The green/blue roofs hereby approved shall not be used as amenity or sitting out spaces of any kind whatsoever and shall not be used other than for essential maintenance or repair, or escape in case of emergency.</p> <p>The biodiversity roofs shall be installed strictly in accordance with the details as approved, shall be laid out within 3 months or the next available appropriate planting season after first occupation, and shall be maintained as such thereafter.</p> <p>REASON: In order to ensure the development maximises opportunities to improve the green infrastructure on site and help boost biodiversity and minimise run-off.</p>
8	Plant Noise (Compliance)
	<p>CONDITION: The design and installation of new items of fixed plant shall be such that when operating the cumulative noise level $L_{Aeq Tr}$ arising from the plant, measured or predicted at 1m from the facade of the nearest noise sensitive premises, shall be a rating level of at least 5dB(A) below the background noise level $L_{AF90 Tbg}$.</p> <p>The applicant shall make all reasonable endeavours to ensure that a rating level of at least 10cB(A) below background noise level is achieved.</p> <p>The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142:2014+A1:2019.</p> <p>REASON: In the interests of neighbouring residential amenity.</p>
9	Plant Noise (Details)
	<p>CONDITION: Prior to occupation, a noise report shall be submitted to and approved in writing by the Local Planning Authority which confirms that the noise levels arising from the plant equipment, measured or predicted at 1m from the facade of the nearest noise sensitive premises, shall be a rating level of at least 5dB(A) below the background noise level $L_{AF90 Tbg}$.</p> <p>The submitted report shall demonstrate how all reasonable endeavors to achieve a rating level of at least 10dB(A) below the background noise level $L_{AF90 Tbg}$ within the consented massing have been made.</p> <p>The submitted report shall be prepared by an appropriately experienced & competent person and shall include site measurements of the plant in situ.</p> <p>Any noise mitigation measures shall be carried out strictly in accordance with the details so approved, shall be installed prior to occupation of the development and shall be maintained as such thereafter.</p> <p>REASON: In the interests of neighbouring residential amenity.</p>
10	Piling (Details)
	<p>CONDITION: No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.</p> <p>REASON: The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure.</p>

11	Lighting (Details)
	<p>CONDITION: Full details of the lighting across the commercial site shall be submitted to and approved in writing by the Local Planning Authority prior to relevant works.</p> <p>The details shall include the location and full specification of: all lamps; light levels/spill lamps, floodlights, support structures, hours of operation and technical details on how impacts on bat foraging will be minimised. The lighting measures shall be carried out strictly in accordance with the details so approved, shall be installed prior to occupation of the development and shall be maintained as such thereafter.</p> <p>REASON: To ensure that any resulting general or security lighting is appropriately located, designed do not adversely impact neighbouring residential amenity and are appropriate to the overall design of the buildings as well as protecting the biodiversity value of the site.</p>
12	Energy Strategy (Details/Compliance)
13	Photovoltaics (Details)

CONDITION: Full details of the lighting across the commercial site shall be submitted to and approved in writing by the Local Planning Authority prior to relevant works.

The details shall include the location and full specification of: all lamps; light levels/spill lamps, floodlights, support structures, hours of operation and technical details on how impacts on bat foraging will be minimised. The lighting measures shall be carried out strictly in accordance with the details so approved, shall be installed prior to occupation of the development and shall be maintained as such thereafter.

REASON: To ensure that any resulting general or security lighting is appropriately located, designed do not adversely impact neighbouring residential amenity and are appropriate to the overall design of the buildings as well as protecting the biodiversity value of the site.

12 Energy Strategy (Details/Compliance)

CONDITION: The energy efficiency measures as outlined within the hereby approved Energy Strategy (Rev.8, prepared by NDY, dated 17/06/2024) which shall together provide for no less than an 19.3% (unless otherwise agreed in writing with the Local Planning Authority) on-site total C02 reduction against a Part L2A 2013 baseline, assuming SAP2012 carbon factors, shall be installed and operational prior to the first occupation of the final phase of the development.

Should there be any change to the energy efficiency measures within the approved Energy Strategy, the following shall be submitted prior to the commencement of the development:

A revised Energy Strategy, which shall provide for no less than an 19.3% (unless otherwise agreed in writing with the Local Planning Authority) onsite total C02 reduction in comparison with total emissions from a building which complies with Building Regulations 2013. This shall include the details of any strategy needed to mitigate poor air quality (such as mechanical ventilation).

The final agreed scheme shall be installed and in operation prior to the first occupation of the development.

The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

REASON: In the interest of addressing climate change and to secure sustainable development.

13 Photovoltaics (Details)

CONDITION: Prior to relevant works, details of the proposed Solar Photovoltaic Panels at the site shall be submitted to and approved in writing by the Local Planning Authority. These details shall include but not be limited to:

- Location;
- Area of panels; and
- Design (including building elevations and plan drawings).

The submitted details shall confirm an output of no less than 16.3MWh per year (unless otherwise agreed in writing with the Local Planning Authority).

The solar photovoltaic panels as approved shall be installed and operational prior to first occupation of the development and retained as such permanently thereafter.

REASON: In the interest of addressing climate change and to secure sustainable development and to secure high quality design in the resultant development.

14	Restriction of Use (Compliance)
	<p>CONDITION: Operation of Section 55(2)(f) of the Town and Country Planning Act 1990 is precluded with regard to permitted office and retail uses.</p> <p>With the exception of the ground floor and associated basement spaces, the building hereby approved shall only be used for Class E(c) and Class E(g)(i) uses and for no other purpose (including any other purpose within Class E of the Schedule 2 of the Town and Country Planning (Use Classes) Order 1987 and subsequent Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.</p> <p>The hereby approved ground floor retail unit shall only be operated as E(a) (Display or retail sale of goods, other than hot food) and for no other purpose (including any other purpose within Class E of the Schedule 2 of the Town and Country Planning (Use Classes) Order 1987 and subsequent Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.</p> <p>REASON: For the avoidance of doubt and to enable the Local Planning Authority to monitor and restrict the commercial uses at the site in order to ensure an appropriate balance of uses that provide services for new and existing residents and support the delivery of economic growth within the borough; to protect the viability of the nearby Local Shopping Area; to protect residential amenity; and to ensure that uses adjacent to the public realm provide an active frontage.</p>
15	Surface Water Runoff (Details)
	<p>CONDITION: Notwithstanding the hereby approved documents, details of a drainage strategy shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of superstructure works commencing on site.</p> <p>The details shall include existing run-off levels and confirmation that water run-off levels have been reduced as far as possible. The submitted details shall also demonstrate how surface water run-off shall be managed as close to its source as possible, in line with the London Plan drainage hierarchy.</p> <p>The details shall demonstrate that an integrated approach to water management has been taken, which considers sustainable drainage, water efficiency, water quality and biodiversity holistically across the site and in the context of links with wider-than-site level plans. The submitted details shall confirm that all BREEAM water credits (Wat 01) can be achieved. Should it be satisfactorily demonstrated that rainwater recycling is not feasible, a minimum of 3 credits must be achieved.</p> <p>The drainage strategy shall be installed/operational prior to the first occupation of the development. The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: Required prior to commencement to ensure the potential for surface level flooding is minimised and the development will promote the sustainable management of water</p>
16	Delivery and Servicing (Details)
	<p>CONDITION: Notwithstanding the hereby approved details, prior to the first occupation of the development hereby approved, a Delivery and Servicing Plan detailing servicing arrangements including the location, times and frequency shall be submitted to, and approved in writing by, the Local Planning Authority.</p>

	<p>The submitted details shall include swept-path drawings for all anticipated vehicle types and details of a strategy to ensure that all deliveries and servicing is carried out within the designated servicing bay where possible.</p> <p>The submitted details shall confirm that all deliveries, servicing, or refuse collection will occur outside of the peak hours of traffic.</p> <p>The development shall be constructed and operated strictly in accordance with the details so approved and shall be maintained as such thereafter unless otherwise approved in writing by the Local Planning Authority.</p> <p>REASON: In order to secure highway safety and free flow of traffic, local residential amenity and to mitigate the impacts of the development.</p>
17	Inclusive Design (Details)
	<p>CONDITION: Notwithstanding the plans hereby approved, floorplans of all levels of the development at the scale of 1:20 or 1:50, ensuring sufficient and frequent wheelchair turning spaces provided across the development, will be submitted and approved in writing by the Local Planning Authority prior to the commencement of the relevant works. The submitted details will include the following:</p> <ul style="list-style-type: none"> a) Dimensions and details of audio-visual entry phones, b) access doors ensuring glass door and façade manifestation, c) lobbies, d) access points to the building, e) corridor widths, including automatic door access where relevant, will be marked on the plans submitted. f) Dimensions and layouts of the reception areas ensuring abundant turning space, rest space, details relating to the desktop within the reception area, as well as details of an assisted hearing system (hearing loop) provided. g) Detailed design of all steps and ramps included within the public realm and external amenity elements of the development, including any landings, guarding and handrails provided, to be compliant with Part M and Part K of Building Regulations. h) Layouts of all toilets, showers and sanitary facilities provided within the development, including the retail unit. <p>The agreed details shall be installed prior to the occupation of the development and shall be maintained as such thereafter unless otherwise agreed with the Local Authority in writing.</p> <p>REASON: To ensure the development is of an inclusive design.</p>
18	Nesting Boxes (Details)
	<p>CONDITION: Details of bird and bat nesting boxes and/or bricks shall be submitted to and approved in writing by the Local Planning Authority prior to relevant works.</p> <p>The details shall include the exact number, location, specification and design of the habitats.</p> <p>The nesting boxes / bricks shall be provided strictly in accordance with the details so approved, installed prior to the first occupation of the building to which they form part or the first use of the space in which they are contained and shall be maintained as such thereafter.</p> <p>REASON: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity.</p>
19	Roof Terrace Operating Hours (Compliance)

	<p>CONDITION: The roof terraces hereby approved shall not be used outside of the following hours:</p> <p>0800 to 2000 hours Monday to Friday.</p> <p>REASON: In the interest of protecting residential amenity.</p>
20	<p>Cycle and Mobility Scooter Parking (Details)</p> <p>CONDITION: Notwithstanding the hereby approved plans, details of the dedicated secure bicycle storage shown on the approved plans shall be provided prior to the first occupation of the building to which they relate and shall be maintained as such thereafter.</p> <p>The submitted details shall confirm no fewer than 230 long stay cycle parking spaces and 42 short stay spaces, inclusive of 28 accessible parking spaces.</p> <p>The submitted details shall demonstrate how a mobility scooter charging point could be accommodated within the development, should the need be identified through the travel plan.</p> <p>REASON: To ensure adequate cycle parking is available and easily accessible on site, to promote sustainable modes of transport and to secure the high-quality design of the structures proposed.</p>
21	<p>Whole Life Carbon – Post Construction (Details)</p> <p>CONDITION: Prior to first occupation of the development hereby approved, a whole life carbon post-construction assessment report shall be submitted to approved by the Local Planning Authority.</p> <p>REASON: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO2 emission reduction targets by energy efficient measures/features and renewable energy are met.</p>
22	<p>Circular Economy Statement (Details)</p> <p>CONDITION: An updated Circular Economy Statement shall be submitted to, and approved in writing by, the Local Planning Authority as follows:</p> <p>a) Prior to demolition works and relating to the demolition phase; and b) Prior to construction works</p> <p>The updated statement shall include outstanding information including the reporting of key metrics and commitments to achieve Local Plan policy targets. The information and specific commitments shall demonstrate how the development will achieve Circular Economy actions and principles identified.</p> <p>The development shall be carried out strictly in accordance with the details so approved for stages a) and b) and no change therefrom unless otherwise specified in writing by the Local Planning Authority.</p> <p>REASON: The revised and updated details and designs will ensure that the embodied carbon emissions associated with the proposed development, taking into account the materials quantities and loads, operational energy consumption of the built scheme, with total emissions estimated and compared to the GLA benchmarks, are reduced, having regard to GLA benchmarks, in accordance with Policy S4 of the Local Plan.</p>
23	<p>Circular Economy – Post-Construction (Details)</p> <p>CONDITION: Prior to the occupation of the development, a post construction monitoring report should be completed in line with the GLA's Circular Economy Statement Guidance.</p>

	<p>The post-construction monitoring report shall be submitted to the GLA, currently via email at: circularreconomystatements@london.gov.uk, along with any supporting evidence as per the guidance.</p> <p>Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation of the development.</p> <p>REASON: In the interests of sustainable waste management and in order to maximise the re-use of materials.</p>
24	Roof-top Structures
	<p>CONDITION: Notwithstanding the approved drawings, all details of any terrace or roof-top structures/enclosures shall be submitted to and approved in writing by the Local Planning Authority prior to installation on site.</p> <p>The details shall include the location, height of all individual plant and extract above roof level, specifications, and justification as to the proposed height. The details shall include the location, height above roof level, specifications and details of material and finish and shall relate to all proposed rooftop structures and fixtures including:</p> <ul style="list-style-type: none"> a) lift over-runs, flues/extracts, and plant equipment; b) screens/enclosure; c) terrace furniture and structures; d) balustrades, and; e) lighting <p>The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: In the interests of good design and also to ensure that the Local Planning Authority may be satisfied that roof-level structures do not have a harmful impact on the surrounding streetscape, conservation area, or listed buildings.</p>
25	Secure by Design (Details)
	<p>CONDITION: Prior to occupation of the development hereby approved, details of how the development achieves Secured by Design (2015 commercial guide) accreditation shall be submitted to and approved in writing by the Local Planning Authority. 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 interests of safety and security</p>
26	Ecological Management Plan (EMP) (Details)
	<p>CONDITION Prior to completion or first occupation of the development hereby approved, whichever is the sooner; an Ecological Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The EMP shall provide details of measures to support long-term maintenance and habitat creation.</p> <p>The submitted details shall confirm a Biodiversity Net Gain of no less than 0.46 Habitat Units (unless otherwise agreed in writing with the Local Planning Authority).</p> <p>REASON: Required to safeguard and enhance the character and amenity of the area, to provide ecological, environmental and bio-diversity benefits.</p>
27	External Amenity Area Management Plan (Details)
	<p>CONDITION: Prior to the occupation of the development hereby approved, an External Amenity Area Management Plan for the use of all external amenity areas shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall provide details of the following:</p> <ul style="list-style-type: none"> - Management responsibilities during all operating hours,

	<ul style="list-style-type: none"> - Procedures for recording and dealing with complaints or enquiries by residents/members of the public. - Details of how access to and management of the roof-top amenity spaces and terraces are to be achieved. - Restrictions on smoking and vaping. - An assessment of the impact of any amplified noise on nearby residential receptors. <p>The use shall be operated 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 the protection of neighbouring amenity in respect to noise and disturbance.</p>
28	Refuse and Recycling (Details)
	<p>CONDITION: Details of the site-wide waste strategy for the development shall be submitted to and approved in writing by the Local Planning Authority prior to any occupation of the development hereby permitted. The details shall include:</p> <ul style="list-style-type: none"> a) the layout, design and appearance (shown in context) of the dedicated refuse/recycling enclosure(s); b) a waste management plan; and c) any additional or separate refuse storage required for the flexible/sui generis commercial uses. <p>The development shall be carried out and operated strictly in accordance with the details and waste management strategy so approved. The physical enclosures shall be provided/erected 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>
29	Wayfinding and Signage Strategy (Details)
	<p>CONDITION: Prior to occupation of the development, a wayfinding and signage strategy for the proposed building shall be submitted to and approved in writing by the Local Planning Authority. The wayfinding and signage strategy shall include details of inclusive design measures, including details of tonal contrasts.</p> <p>REASON: In the interest of securing an inclusive development and to ensure that the resulting appearance of the development's ground floor frontage is of a high standard.</p>
30	Structural Method Statement (Compliance)
	<p>CONDITION: The certifying professional (or another suitably qualified person with relevant experience) responsible for producing the hereby approved structural method statement (prepared by Elliot Wood, dated 27/10/2023) shall be retained for the duration of construction.</p> <p>REASON: To ensure compliance with Islington's Basement Development SPD</p>
31	Retail Unit Operational Management Plan (Details)
	<p>CONDITION: Prior to the first occupation of the hereby approved retail unit, an operational management plan shall be submitted confirming how the retail unit shall be managed to minimise impacts to neighbouring amenity. The submitted details shall confirm the delivery and servicing arrangements for the retail unit.</p> <p>REASON: In the interest of protecting neighbouring amenity.</p>

INFORMATIVES

List of Informatives:

1	SECTION 106 AGREEMENT
	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.
2	DEFINITION OF 'SUPERSTRUCTURE' AND 'PRACTICAL COMPLETION
	A number of conditions attached to this permission have the time restrictions 'prior to superstructure works commencing on site' and/or 'following practical completion'. In this case, the council considers the definition of 'superstructure' as having its normal or dictionary meaning, which is: the part of the new element of a building above its foundations, excluding demolition. The council considers the definition of 'practical completion' to be: when the work reaches a state of readiness for use or occupation even though there may be outstanding works/matters to be carried out.
3	Community Infrastructure Levy (CIL) (Granting Consent)
	<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> <p>Pre-Commencement Conditions: These conditions are identified with an 'asterix' * in front of the short description. These conditions are important from a CIL liability perspective as a scheme will not become CIL liable until all of these unidentified pre-commencement conditions have been discharged.</p>
4	Sequential Approach to The Disposal of Surface Water
	Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Management of surface water from new developments should follow Policy SI 13 Sustainable drainage of the London Plan 2021. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes
5	Water Pressure
	Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

APPENDIX 2: RELEVANT POLICIES

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

1 National Guidance

The National Planning Policy Framework (2023) 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.

2. Development Plan

The Development Plan is comprised of the London Plan 2021, Islington Local Plan 2023, Bunhill and Clerkenwell Area Action Plan 2023 and Site Allocations 2023. The following policies of the Development Plan are considered relevant to this application:

A) The London Plan - Spatial Development Strategy for Greater London (March 2021)

Policy GG1 Building strong and inclusive communities

Policy GG2 Making the best use of land

Policy GG3 Creating a healthy city

Policy GG5 Growing a good economy

Policy GG6 Increasing efficiency and resilience

Policy SD4 The Central Activities Zone

Policy SD5 Offices, other strategic functions and residential development in the CAZ

Policy D2 Infrastructure requirements for sustainable densities

Policy D3 Optimising site capacity through the design-led approach

Policy D4 Delivering good design

Policy D5 Inclusive design

Policy D8 Public realm

Policy D9 Tall buildings

Policy D11 Safety, security, and resilience to emergency

Policy D12 Fire safety

Policy D13 Agent of Change

Policy D14 Noise

Policy E1 Offices

Policy E2 Providing suitable business space

Policy E3 Affordable workspace

Policy E9 Retail, markets and hot food takeaways

Policy E11 Skills and opportunities for all

Policy HC1 Heritage conservation and growth

Policy G1 Green infrastructure

Policy G4 Open space

Policy G5 Urban greening

Policy G6 Biodiversity and access to nature

Policy G7 Trees and woodlands

Policy G8 Food growing

Policy SI1 Improving air quality

Policy SI2 Minimising greenhouse gas emissions

Policy SI3 Energy infrastructure

Policy SI4 Managing heat risk

Policy SI5 Water infrastructure

Policy SI7 Reducing waste and supporting the circular economy

Policy SI12 Flood risk management

Policy SI13 Sustainable drainage

Policy T1 Strategic approach to transport

Policy T2 Healthy streets

Policy T3 Transport capacity, connectivity and safeguarding

Policy T4 Assessing and mitigating transport impacts

Policy T5 Cycling

Policy T6 Car parking

Policy T6.2 Office parking

Policy T7 Deliveries, servicing and construction

Policy T9 Funding transport infrastructure through planning

Policy DF1 Delivery of the Plan and Planning Obligations

B) Islington Local Plan: strategic and development management policies 2023

Policy PLAN1 Site appraisal, design principles and process

Policy SP1 Bunhill and Clerkenwell

Policy B1 Delivering new business floorspace

Policy B2 New business floorspace

Policy B3 Existing business floorspace

Policy B4 Affordable workspace

Policy B5 Jobs and training opportunities

Policy R1 Retail, leisure and services, culture and visitor accommodation

Policy R6 Maintaining and enhancing Islington's unique retail character

Policy G1 Green Infrastructure

Policy G4 Biodiversity, landscape design and trees

Policy G5 Green roofs and vertical greening

Policy S1 Delivering sustainable design

Policy S2 Sustainable design and construction

Policy S3 Sustainable design standards

Policy S4 Minimising greenhouse gas emissions

Policy S5 Energy Infrastructure

Policy S6 Managing heat risk

Policy S7 Improving Air Quality

Policy S8 Flood Risk Management

Policy S9 Integrated Water Management and Sustainable Drainage

Policy S10 Circular Economy and Adaptive Design

Policy T1 Enhancing the public realm and sustainable transport

Policy T2 Sustainable Transport Choices

Policy T3 Car-free development

Policy T4 Public realm

Policy T5 Delivering, servicing and construction

Policy DH1 Fostering innovation and conserving and enhancing the historic environment

Policy DH2 Heritage assets

Policy DH3 Building heights

Policy DH5 Agent-of-change, noise, and vibration

Policy DH7 Shopfronts

Policy ST1 Infrastructure Planning and Smarter City Approach

Policy ST2 Waste

Policy ST4 Water and wastewater infrastructure

C) Bunhill and Clerkenwell Area Action Plan 2023

Policy AAP1: Prioritising office use

Policy AAP2: Culture, retail and leisure uses

Policy AAP3: City Fringe Opportunity Area

Site Allocation BC40: The Pentagon, 48 Chiswell Street, EC1Y 4XX

5. Designations

The site has the following designations under the London Plan 2021, Islington Local Plan: strategic and development management policies 2023, Bunhill and Clerkenwell Area Action Plan 2023, and Site Allocations 2023:

- Local Cycle Routes
- Major Cycle Routes
- Central Activities Zone
- City Fringe Opportunity Area
- Site within Conservation Area (Chiswell Street)
- Moorfields Archaeology Priority Area
- Adjacent to Grade II Listed Buildings
- Bunhill and Clerkenwell Area Action Plan Area
- Site Allocation BC40: The Pentagon, 48 Chiswell Street

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

The following SPGs and/or SPDs are relevant:

Islington Local Development Plan

Development viability (2016)
Environmental Design (2012)
Inclusive Design (2014)
Inclusive Landscape Design (2010)
Urban Design Guide (2017)
Planning Obligations (S106) (2016)
Streetbook (2012)
Chiswell Street (CA20) Conservation Area
Design Guidelines (2002)

London Plan

Accessible London: Achieving an Inclusive Environment
Planning for Equality and Diversity in London
Optimising Site Capacity: A Design-Led Approach
Urban Greening Factor
Air quality positive LPG
Air quality neutral LPG
Be seen energy monitoring LPG
Energy planning guidance
The control of dust and emission in construction SPG
Whole life carbon LPG
Sustainable transport, walking and cycling