

## PLANNING COMMITTEE REPORT

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

<b>PLANNING SUB- COMMITTEE</b>		
Date:	29 <sup>th</sup> June 2015	Non exempt

Application number	P2014/4555/FUL
Application type	Full Planning Application
Ward	Tufnell Park
Listed building	Not listed
Conservation area	Not in a conservation area
Development Plan Context	N/A
Licensing Implications	None
Site Address	Land adjacent to St George's and All Saints Church Hall, Crayford Road, London N7 0ND
Proposal	Erection of a four storey building to provide three residential units comprising 2no. two bedroom flats and 1no. three bedroom maisonette, together with private open space to the rear.

Case Officer	Ashley Niman
Applicant	LEL Crayford Road Limited
Agent	Savills (UK) Ltd

### 1.0 RECOMMENDATION

The Committee is asked to resolve to GRANT planning permission:

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

**2. SITE PLAN (site outlined in black)**



### 3. PHOTOGRAPHS OF SITE/STREET



Image 1: the existing site, centre, viewed from the entrance with Carleton Road



Image 2: the proposal viewed from the entrance with Carleton Road (photo montage)

## **4.0 SUMMARY**

- 4.1 The proposed development will replace a vacant site (although for several years used as car parking) with a four storey residential building and set back roof extension, of contemporary but contextual design.
- 4.2 The development will provide for three residential units: 2 x 2 bedroom maisonettes and 1 x 1 three bedroom maisonette, together with private outdoor space to the rear.
- 4.3 The proposal will not materially harm the amenity of adjacent occupiers, and substantially relates to the surrounding context in terms of design.
- 4.4 The development is recommended for approval subject to conditions and the unilateral agreement.

## **5.0 SITE AND SURROUNDING**

- 5.1 The site comprises an irregular space of approximately 100sqm. Historically the majority of the site has always remained open, with part of it built over by the outbuildings of the original adjacent Mission Hall. This was demolished in the 1950s and remained vacant until its replacement in the 1960s. In recent years the site has been used for the parking of vehicles and had accumulated a variety of debris before clearance by the applicants following their recent acquisition of the site.
- 5.2 The surrounding area, with the exception of the adjacent Church Hall and the Church and associated buildings opposite, is entirely residential in land use terms and appearance. The site is not in a conservation area nor are any adjacent buildings statutory listed although the site is within 50m of the Tufnell Park Conservation Area.
- 5.3. The majority of the surrounding area is still characterised and dominated by the three storey late Victorian villas and terraces of Tufnell Park. There are post war developments which break up the townscape, in particular the adjacent 1970s Bakersfield Estate, and the inter war Tufnell Park Estate.

## **6.0 PROPOSAL (in Detail)**

- 6.1 The erection of a four storey building (three principal floors and one set back part clerestory/part top floor) to provide three residential units comprising two x two-bedroom flats and one x three-bedroom maisonette, together with private open space to the rear.

### **Revision 1:**

The scheme has been amended since, in order to reduce the height of the top floor, to set it back further and break up the visual dominance.

## **7.0 RELEVANT HISTORY:**

There is no relevant planning history for the subject site itself.

### **PLANNING APPLICATIONS:**

7.1 There are no planning applications relevant to the site. There is a pre application discussion continuing in regard to the larger site across the road, at St Georges and All Saints Church. Relevant advice was supplied under Q2014/2661/MJR in January 2015 for the *'Demolition of the existing church and vicarage and erection of a new church, vicarage, community space and 26 self-contained flats (one for dedicated church worker and a vicarage) around a central courtyard garden'*.

## **7.2 ENFORCEMENT:**

There is no enforcement history on the site itself but the adjacent ash tree, to the rear of the site, was subject to previous action and this is covered under the Trees and Landscaping section. However the Tree Officer considered that the damage done to the tree meant it did not merit or justify a formal TPO listing.

## **7.3 PRE-APPLICATION ADVICE:**

Pre application advice (reference Q2014/2675) was issued to the agents on the 15<sup>th</sup> October 2015. This document provided the framework and relevant advice on which to base the current application.

## **8.0 CONSULTATION**

### **Public Consultation**

8.1 Letters were sent to occupants of adjoining and nearby properties at Crayford Road, Bakers Field and Carleton Road. A site notice and a press advert were displayed on 18<sup>th</sup> November 2014. The public consultation of the application therefore expired on 11<sup>th</sup> December 2014.

8.2 A total of 19 objections had been received from the public with regard to the application. The issues raised in the objections can be summarised as follows (with the paragraph that provides responses to each issue indicated within brackets):

- The proposal is too tall (10.5)
- The height is inappropriate (10.5)
- The development is too large and out of context (10.5)
- A lack of car parking spaces (10.28)
- Concern over road safety and traffic increase (10.28)
- A lack of green space (10.23)
- Small size of rear gardens (10.23)
- Loss of privacy to the nursery (10.20)
- Impact on trees (10.13 – 10.18)
- Noise from construction work (10.21)
- Cumulative impact of developments (10.3)
- No affordable housing (10.31)

Following amendments, in particular, alterations to the elevations and set back of the top floor, the scheme was further reconsulted on 10<sup>th</sup> February 2015. Four further objections were received. The objections are:

- Lack of parking (10.28)
- Scale and height (10.15)
- Lack of affordable housing (10.31)
- Harmful to the adjacent conservation area (10.6)
- Lack of gardens (10.23)
- Health and safety concerns (10.21)

### **External Consultees**

8.3 None

### **Internal Consultees**

8.4 Design and Conservation Officer: no objection to the amended scheme.

Access Officer: supportive of the amended proposed scheme.

Highways and Transport Officer: requirement for bicycle provision, and car free condition.

Tree Preservation/Landscape Officer: accepts the present arboricultural situation subject to conditions.

## **9.0 RELEVANT POLICIES**

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

### **National Guidance**

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

The National Planning Practice Guidance 2014 is a material consideration in the assessment of and has been taken into account as part of the assessment of these proposals.

### **Development Plan**

9.2 The Development Plan is comprised of the London Plan 2015 (Consolidated with alterations since 2011), Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013. The policies of the Development Plan that are considered relevant to this application are listed at Appendix 2 to this report.

### **Designations**

9.3 The site has the following designations under the London Plan 2015, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013:

None

### **Supplementary Planning Guidance (SPG) / Document (SPD)**

9.4 SPGs and/or SPDs which are considered relevant are listed in Appendix 2.

## **10.0 ASSESSMENT**

10.1 The main issues arising from this proposal relate to:

- Principle (Land Use).
- Design.
- Landscaping and trees.
- Impact on neighbour amenity.
- Quality of the resultant accommodation.
- Access.
- Highways and Transport.
- Energy and Sustainability
- Affordable Housing/ Small Sites.

### **Land Use**

10.2 The site is currently an area of hard standing, and can be described as a cleared brownfield site. In land use terms, it can be described as sui generis. It has been used recently as car parking for the adjacent Church Hall and prior to this provided outbuilding for the original Mission Hall on the site. National and local policies support the efficient and effective use of brownfield sites and that their potential is optimised.

10.3 The proposed use is appropriate in what is, with the exception of the church buildings adjacent and opposite, entirely residential in both land use and appearance. The site itself is conducive for residential use in terms of its environmental context including the existing noise and pollution levels. The London Plan density framework would allow for between 200 and 700 habitable rooms per hectare within this location, and the actual figure of 645 falls comfortably within these parameters. There have been concerns expressed over cumulative development. Each site is considered on its own planning merits but the S106 and CIL will contribute towards infrastructure.

### **Design Considerations**

10.4 The mass, form and front building line of the proposal has been developed as a contextual scheme, being primarily informed by the late Victorian terrace of Crayford Road and adjacent streets, which commence after the entrance into Bakersfield.

- 10.5 The height of the proposal reflects the building heights of the most representative properties in Crayford Road, that is, the late Victorian terrace to the south, with the maximum height of the proposal is in line with the ridge height of 101 Crayford Road. The three principal floors rise sheer from the street, and the third floor is set back in an asymmetrical form at clerestory level (0.4 metre setback) and top floor (one metre set back). Whilst there are individual lower buildings, such as the adjacent Church Hall, the wider area is characterised by the three storey (plus basement) late Victorian terraces and semi-detached properties of Crayford Road, Tabley Road and St Georges Avenue.
- 10.6 Where the original Victorian townscape has been lost or diminished, post war developments such as Bakersfield (up to ten storeys) and the Tufnell Park Estate (up to six storeys) are on quite a different scale. This proposal seeks to recover the traditional height and scale of development, and it is of an appropriate scale and form when set against the wider architectural context.
- 10.7 In terms of the elevations, this has been simplified through pre-application advice, and the fenestration has been made more rational. The three lower floors are treated in a relatively ordered and regular manner, with a clean parapet finish. The stepped back clerestory and top floor are more asymmetrical and reflect the asymmetry of the Victorian villas on Carleton Road. The superstructure will consist of a timber frame, with a mix of brickwork and cladding to the outer walls. The top floor will be clad in metal. Samples of all facing materials will be required by condition prior to construction.
- 10.8 The property line will be set back from the back of pavement by 0.8 metres. As well as providing a boundary line, the low wall will accommodate refuse storage for the three units.
- 10.9 The amended scheme is not considered to be materially harmful to the appearance and character of the street or the wider townscape. It would not be contrary to policy DM2.1 of the Development Management policies 2013 or policy CS9 of the Core Strategy 2011.

### **Accessibility**

- 10.10 The scheme has been developed in accordance with Building Regulations Part M compliance and with Islington Flexible Homes and the Islington Inclusive Design SPD. The approaches to the scheme will be level or gently sloping, and all thresholds will be flush.
- 10.11 The internal arrangements have been developed in discussions with the Access Officer. All corridors and door openings provide for wheelchair access. Space has been identified for future through floor lifts for the individual units. The ground floor units have wc facilities.
- 10.12 The proposal is considered to be in accordance with policy 7.2 of the London Plan 2015, policy DM2.2 of the Development Management policies 2013, policy CS12H of the Islington Core Strategy 2011 and the Inclusive Design SPD 2014.



## **Landscaping and Trees**

- 10.13 The site itself has no trees or meaningful landscaping. There are several trees in the adjacent property and street that may be affected by any development; their canopies over sail the site and roots will have grown into the site. A mature ash tree is growing beyond the rear boundary and a cherry tree is on the public footpath of Crayford Road.
- 10.14 The cherry tree provides a sense of scale, textural diversity and colour to the immediate locality. As well as this visual amenity it also contributes to the important environmental improvements that street trees provide in mitigating ambient noise levels, improving air quality and providing screening.
- 10.15 The ash tree, which is outside the area of ownership, was protected by a tree preservation order (TPO) following enquiries into its protected status. The tree was heavily and inappropriately pruned without consent which has reduced its amenity value to the extent that it was decided not to confirm the TPO.
- 10.16 Sufficient detail has been submitted to indicate that the proposal should not result in the immediate loss of trees or landscaping but the proximity of the proposed building, its associated excavations and the scale of the development will have a detrimental impact on the adjacent trees. The proximity of the cherry tree to the development means there will be an ongoing maintenance impact to Highways as the tree will have to be managed differently, it will need to be pruned back from the front elevation to reduce nuisance.
- 10.17 The current health and status of the trees means they have limited constraint on the development and the level of information supplied is sufficient to determine that tree retention should be feasible through the construction phase. Longer term protection would require an arboricultural method statement to monitor impact and this will be secured by condition.
- 10.18 The proposal is considered to be in accordance with policy 7.2 of the London Plan 2015, policy DM2.2 of the Development Management policies 2013, policy CS12H of the Islington Core Strategy 2011 and the Inclusive Design SPD 2014.

## **Neighbouring Amenity**

- 10.19 A Daylight and Sunlight study has been prepared by Right of Light Consulting. The analysis showed that all main habitable neighbouring windows passed the diffuse daylight and direct sunlight tests. Furthermore the study shows that the development would satisfy the BRE overshadowing to gardens and open space requirements. The analysis covered properties at 84/86 Crayford Road, 1 and 101 Bakers Field, 70 Crayford Road, St Georges Hall, Church and Vicarage.
- 10.20 There will be no direct overlooking of any habitable room window of adjacent residential property. There will also be no direct overlooking of the adjacent nursery which lies immediately to the north west, adjacent to the subject site.
- 10.21 Other matters including noise and dust from construction, and the impact on services and utilities are not material planning considerations and are covered under other

legislation. A Construction Method Statement is recommended to be secured by condition. The proposal is considered to be compliant with policy CS9 of the Core Strategy 2011 and Development Management policy 2013, DM2.1

### **Quality of Resulting Residential Accommodation**

- 10.22 The development proposes three residential units: two x two-bedroom and one x three-bedroom. The scheme provides gross internal areas of 74 (63) sqm, 82 (63) sqm and 119 (89) sqm respectively (Islington DM policy requirement sqms), therefore all comfortably complying with policy. All three residential units have good levels of storage and all will have good levels of light, outlook and aspect, and all are dual aspect.
- 10.23 Externally, the Council's DM policies require private outdoor space of 20sqm for the two lower maisonettes, and 10sqm for the upper maisonette. The actual figures provide are 21sqm and 22sqm for the lower units and 12.7sqm for the upper unit.
- 10.24 The work would not be contrary to policies DM3.4 and DM3.5 of the Development Management policies 2013 or policy CS12 of the Core Strategy 2011.

### **Energy Efficiency and Sustainability**

- 10.25 The Islington Core Strategy promotes environmentally sustainable design and this is reinforced through the Development Management policies, particularly relevant being DM7.1, sustainable design and construction. The proposal intensifies the use of the site in an appropriate scale and mix of land uses. It will be naturally lit with cross ventilation. It would be constructed to exceed current Building Regulations and a condition will secure that it is built to achieve Code for Sustainable Homes level 4. (A development sustainability appraisal has been prepared by OG Energy Ltd, concluding that the proposal achieves a point's total of 68.63 and giving it a Code Level 4).
- 10.26 A brown-green roof is proposed to the top of the clerestory element of the top floor. This will benefit both occupiers of the development and adjacent residents, as well as assisting in controlling water runoff, urban drainage and biodiversity. The details and maintenance of the green roof would be secured by condition. At ground level, use is made of permeable hard landscaping.

### **Highways and Transportation**

- 10.27 The site lies within reasonable walking distance of train and underground stations (Tufnell Park Station 12 minutes and Holloway Road Station 15 minutes) and regular bus routes along Holloway Road and Tufnell Park Road. The site has a PTAL (Public Transport Accessibility Level) rating of 2 which is 'poor'.
- 10.28 The development will be Car-free and this will be secured through a planning condition.

- 10.29 Secure and enclosed cycle parking provision, which is located to the rear ground floor, is provided in accordance with the requirements of the London Plan, that is, one bicycle stand per bedroom with a total of seven stands. The cycling and recycling storage is located behind the boundary front wall.
- 10.30 The proposal is in accordance with policies 6.7 and 6.9 of the London Plan 2011, policies DM8.4 and DM8.5 of the Development Management policies 2013 and policy CS10H of the Islington Core Strategy 2011.

### **Planning Obligations, Community Infrastructure Levy and local finance considerations**

- 10.31 The applicant has agreed to the Small Sites policy contribution in regard to both the commuted payment for affordable housing provision (£150,000) and for the carbon offset contribution (£3000) and the unilateral agreement has been signed to confirm the applicant's commitment to make this contribution.

## **11.0 SUMMARY AND CONCLUSION**

### **Summary**

- 11.1 The proposed residential land use for this site is appropriate.
- 11.2 The proposed development is of an acceptable form, height and scale, and is contextual with adjacent buildings and streetscape.
- 11.3 The proposal will have no material harm on the amenity of adjacent occupiers
- 11.4 As such the proposal is considered to be acceptable and in line with adopted national and local planning policies.

## **12.0 Conclusion**

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

## APPENDIX 1 – RECOMMENDATIONS

### RECOMMENDATION A

That planning permission be granted subject to the prior completion of a Deed of Planning Obligation made under section 106 of the Town and Country Planning Act 1990 between the Council and all persons with an interest in the land (including mortgagees) in order to secure the following planning obligations to the satisfaction of the Head of Law and Public Services and the Service Director, Planning and Development / Head of Service – Development Management or, in their absence, the Deputy Head of Service:

- A contribution of £150,000 towards affordable housing.
- A contribution of £3000 towards carbon off-set.

### RECOMMENDATION B

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

#### List of Conditions:

<b>1</b>	<b>Commencement</b>
	3 YEAR CONSENT PERIOD: The development hereby permitted shall be begun not later than the expiration of three 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).
<b>2</b>	<b>Approved plans list</b>
	DRAWING AND DOCUMENT NUMBERS: The development hereby approved shall be carried out in accordance with the following approved plans:  M655_004.PL1, M655_005.PL1, M655_038.PL1, M655_020.PL3.1, M655_021.PL3.1, M655_022.PL3.1, M655_023.PL3.1,

	<p>M655_024.PL3.1, M655_030.PL2, M655_031.PL2, M655_032.PL2, M655_033.PL2, M655_034.PL2, M655_035.PL2, M655_036.PL2, Energy Statement (OG Energy Ltd, 21 October 2014), Arboricultural Impact Assessment (Landmark Trees, 26 August 2014), Root Excavation Report (Arberaeration, 25 June 2014), Daylight and Sunlight Study (Rights of Light Consulting, 3 November 2014), Contamination Report (Leap Environmental Ltd, 30 July 2014).</p> <p>REASON: To comply with Section 70(1)(a) of the Town and Country Act 1990 as amended and also for the avoidance of doubt and in the interest of proper planning.</p>
<p><b>3</b></p>	<p><b>Materials</b></p> <p>CONDITION: Details and samples of all facing materials shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure work commencing on site. The details and samples shall include:</p> <ul style="list-style-type: none"> <li>a) Samples of all facing brickwork types, including mortar and pointing, and panels.</li> <li>b) Window and door treatment (including sections and reveals);</li> <li>c) Cladding material to the top floor</li> <li>d) Front boundary detail</li> </ul> <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 securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard</p>
<p><b>4</b></p>	<p><b>Construction Management Plan</b></p> <p>CONDITION: A Construction Management Plan and Impact Assessment Plan shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site. The report shall assess impacts during the construction phase of the development on nearby residents together with means of mitigating any identified impacts. 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 mitigate the impact of the development to nearby residents.</p>
<p><b>5</b></p>	<p><b>Tree protection</b></p> <p>CONDITION: No site clearance, preparatory work or development shall take place until a scheme for the protection of the retained trees (the tree protection plan, TPP) and the appropriate working methods (the arboricultural method statement, AMS) in accordance with Clause 7 of British Standard BS 5837 2012 –Trees in Relation to Demolition, Design and Construction has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.</p>

	<p>REASON: In the interest of biodiversity, sustainability, and to ensure that a satisfactory standard of visual amenity is provided and maintained.</p>
<b>6</b>	<p><b>BREEAM</b></p> <p>CONDITION: The development shall achieve a BREEAM rating of no less than 'Excellent'.</p> <p>REASON: In the interest of addressing climate change and to secure sustainable development.</p>
<b>7</b>	<p><b>Construction Controls</b></p> <p>CONDITION: During the clearance and construction on site, the developer shall comply with Islington Council's Code of Construction Practice and the GLA's Best Practice Guidance for the control of dust and emissions from construction and demolition. The developer shall ensure that:</p> <p>1 The best practical means available in accordance with British Standard Code of Practice B.S. 5228: 1997 shall be employed at all times to minimise the emission of noise from the site.</p> <p>2 The operation of the site equipment generating noise and other nuisance causing activities, audible at the site boundaries or in nearby residential properties shall only be carried out between the hours of 08.00-18.00 Monday-Fridays, 08.00- 13.00 Saturdays and at no time during Sundays or public holidays.</p> <p>3 All vehicles, plant and machinery associated with such works shall be stood and operated within the curtilage of the site only. A barrier shall be constructed around the site, to be erected prior to demolition.</p> <p>REASON: In order to safeguard the amenity levels of adjoining occupiers during the construction process.</p>
<b>8</b>	<p><b>Accessible Housing</b></p> <p>CONDITION: The residential dwellings, in accordance with the Access Statement and plans hereby approved, shall be constructed to the standards for flexible homes in Islington ('Inclusive Design in Islington' SPD 2014) and incorporating all Lifetime Homes Standards.</p> <p>REASON: To ensure flexible, visitable and adaptable homes appropriate to diverse and changing needs.</p>
<b>9</b>	<p><b>Car Free Housing</b></p> <p>CONDITION: All future occupiers of the residential unit hereby approved shall not be eligible to obtain an on street residents' parking permit except:</p> <p>i) In the case of disabled persons;</p> <p>ii) In the case of units designated in this planning permission as "non car free"; or</p> <p>iii) In the case of the resident who is an existing holder of a residents' parking permit issued by the London Borough of Islington and has held the permit for a period of at least one year.</p> <p>REASON: To ensure that the development remains car free.</p>
<b>10</b>	<p><b>Refuse/Recycling Provided (Compliance)</b></p> <p>CONDITION: The dedicated refuse / recycling enclosure(s) shown on drawing no.</p>

	<p>M655_020.PL3.1 shall be provided prior to the first occupation of the development hereby approved 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>
<b>11</b>	<p><b>Green/Brown Biodiversity Roofs (Compliance)</b></p> <p>CONDITION: The biodiversity (green/brown) roof(s) shall be:</p> <ul style="list-style-type: none"> <li>a) biodiversity based with extensive substrate base (depth 80-150mm);</li> <li>b) laid out in accordance with plan M655_024.PL3.1 hereby approved; and</li> <li>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).</li> </ul> <p>The biodiversity (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.</p> <p>The biodiversity roof(s) shall be carried out strictly in accordance with the details so approved 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>
<b>12</b>	<p><b>Bricks</b></p> <p>CONDITION: The facing bricks shall be full bricks and not brick slips.</p> <p>REASON: In the interest of visual amenity and quality of construction.</p>

### List of Informatives:

<b>1</b>	<p><b>Positive Statement</b></p> <p>To assist applicants in a positive manner, the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website.</p> <p>A pre-application advice service is also offered and encouraged.</p> <p>Pre-application discussions were entered into and the policy advice and guidance available on the website was followed by the applicant.</p> <p>The applicant therefore worked in a proactive manner taking into consideration the policies and guidance available to them, and therefore the LPA delivered a positive decision in accordance with the requirements of the NPPF.</p>
<b>2</b>	<p><b>CIL Informative (Granted)</b></p> <p>CIL INFORMATIVE: Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the London Borough of Islington Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). These charges will be calculated in accordance with the London Borough of Islington CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. One of the development parties must now assume liability to pay CIL by submitting an Assumption of Liability Notice to the Council at <a href="mailto:cil@islington.gov.uk">cil@islington.gov.uk</a>. The Council will then issue a Liability Notice setting out the amount of CIL payable on commencement of the development.</p>

	<p>Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed and the development will not benefit from the 60 day payment window.</p> <p>Further information and all CIL forms are available on the Planning Portal at <a href="http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil">www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil</a> and the Islington Council website at <a href="http://www.islington.gov.uk/cilinfo">www.islington.gov.uk/cilinfo</a>. Guidance on the Community Infrastructure Levy can be found on the National Planning Practice Guidance website at <a href="http://planningguidance.planningportal.gov.uk/blog/guidance/community-infrastructure-levy/">http://planningguidance.planningportal.gov.uk/blog/guidance/community-infrastructure-levy/</a>.</p>
	<p><b>Section 106</b>  INFORMATIVE: (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.</p>

## APPENDIX 2: RELEVANT POLICIES

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

### 1. National Guidance

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

Since March 2014 Planning Practice Guidance for England has been published online.

### 2. Development Plan

The Development Plan is comprised of the London Plan 2015, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013. The following policies of the Development Plan are considered relevant to this application:

#### A) The London Plan 2015 - Spatial Development Strategy for Greater London, Consolidated with Alterations since 2011

7 London's living places and spaces  
Policy 7.4 Local character  
Policy 7.6 Architecture

#### B) Islington Core Strategy 2011

Spatial Strategy Policy CS8 (Enhancing Islington's Character)	Strategic Policies Policy CS9 (Protecting and Enhancing Islington's Built and Historic Environment)
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### C) Development Management Policies June 2013

Design and Heritage	Housing
DM2.1 Design	DM3.4 Housing standards
DM2.2 Inclusive Design	DM3.5 Private outdoor space
	DM6.5 Landscaping, trees and biodiversity
DM7.4 Sustainable design standards	DM8.4 Walking and cycling
DM9.2 Planning Obligations	

### Designations

The site has the following designations under the London Plan 2015, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013:

#### Islington Local Plan

None

#### London Plan

None

### Supplementary Planning Guidance (SPG) / Document (SPD)

The following SPGs and/or SPDs are relevant:

#### Islington Local Plan

- Urban Design Guide
- Small Sites Contribution
- Accessible Housing in Islington

#### London Plan

- Sustainable Design & Construction
- Accessible London: Achieving and Inclusive Environment
- Housing