

# PLANNING COMMITTEE REPORT

Development Management Service  
Planning and Development Division  
Environment and Regeneration Department  
PO Box 3333  
222 Upper Street  
LONDON N1 1YA

PLANNING SUB-COMMITTEE A		
Date:	18 July 2016	<b>NON-EXEMPT</b>

Application number	P2015/3235/FUL + P2015/3383/LBC
Application type	Full Planning (Householder) + Listed Building Consent
Ward	St. Peters
Listed building	Grade II Listed
Conservation area	Arlington Square
Development Plan Context	No other constraints
Licensing Implications	None
Site Address	45 Arlington Square London N1 7DT
Proposal	<p>Application for planning permission for the construction of a basement underneath the rear garden, together with an additional linking staircase from the lower ground to the new basement level along with associated works and alterations including mechanical ventilation. The conversion of existing vaults into a utility room and WC.</p> <p>Application for Listed Building Consent for the construction of a basement underneath the rear garden, together with an additional linking staircase from the lower ground to the new basement level and internal alterations. The conversion of existing vaults into a utility room and WC.</p>

Case Officer	Pedro Rizo
Applicant	Mr Julian Le Beron
Agent	Mr David Appleton

## 1. RECOMMENDATION

The Committee is asked to resolve to **GRANT** planning permission and listed building consent subject to the conditions set out in Appendix 1.

2. Site Plan (Site outlined in black)



3. PHOTOS OF SITE/STREET



Image 1: View of rear elevation of the property



Image 2: View of front elevation of the terrace property

#### **4. SUMMARY:**

- 4.1 The application seeks permission for the construction of a basement underneath the rear garden. The development involves the conversion of the existing vaults at the front of the property into a utility room with a WC. The works are being assessed under a full planning application (Ref. P2015/3235) and application for Listed Building Consent (Ref. P2015/3383). This report covers both applications.
- 4.2 Drawings were initially amended on the 22<sup>nd</sup> March 2016, in that the proposed basement has been set away from the original rear elevation of the terrace building and from both boundary walls shared with adjoining terrace houses (No. 44 and No. 46 Arlington Square). Drawings were then further amended on the 27<sup>th</sup> June 2016:
- The originally proposed roof lights at the rear were replaced with a single and smaller roof light
  - mechanical ventilation is now proposed under the proposed stairs, in order to address concerns over ventilation.
- 4.3 The main considerations are the impact of the development on the fabric of the Grade II Listed Terrace Building and the impact on the character and appearance of the Arlington Square Conservation Area, as well as the impact on the residential amenity of neighbouring occupiers and the quality of additional residential accommodation that would be provided at lower ground floor level.
- 4.3 The subsequent sections of the report assess the impact that the development would have on the fabric of the listed building, the effects on the character of the conservation area and on the amenities of neighbouring residents. In addition, the proposed basement extension is assessed in terms of sustainability and its impact of loss of open space and existing trees.
- 4.4 The report concludes that the development would have no significant harm on the character of the host building and its surrounding conservation area and that the development would have no harmful impact on the residential amenities of neighbouring residents in terms of loss of light, outlook or privacy.
- 4.4 The proposal is thus considered acceptable and broadly in accordance with the Development Plan policies.

#### **5. SITE AND SURROUNDINGS:**

- 5.1 The application property is a three-storey over basement terrace house, located on the northwestern side of Arlington Square.
- 5.2 The building forms part of a uniform stretch of seven terrace houses and contains a full-width lower ground floor and half-width upper ground floor extension and an associated roof terrace above the upper ground floor element.
- 5.3 The rear garden of the property abuts the rear garden of No. 1 Arlington Square. The terrace houses are not uniform when viewed from the rear, as these have been extended with ground floor rear extensions and two-storey rear extensions with varying design, height and depth.
- 5.4 The surrounding area is residential in character and formed by similar rows of mid-19<sup>th</sup> Century terrace houses that retain their original features when viewed from the front. The property is Grade II Listed and positioned within the Arlington Square Conservation Area.

## **6. PROPOSAL (IN DETAIL):**

- 6.1 The application involves the construction of a basement extension that would have a maximum depth of 3.50 metres and would have a 1.20 metres soil depth element on the rear section. The drawings have been amended in that the proposed basement would be set away from the original rear façade of the terrace building by 50 centimetres metres and from the boundaries shared with both adjoining terrace houses No. 44 and No. 46 Arlington Square by 40 centimetres.
- 6.2 The proposed basement would have a maximum length of 5.70 metres and would therefore project further to the rear from the existing lower ground floor rear extension's rear elevation by 3.60 metres. The internal floor to ceiling height would measure 2.34 metres and the proposal includes the creation of a terrace with a walk in roof light, which would be positioned at a distance of 30 centimetres when measured from the existing ground floor rear extension's rear elevation.
- 6.3 The works include internal works to the Grade II listed terrace, consisting on the alterations to the stairs at lower ground floor level and the installation of an ensuite pod to the rear room.
- 6.4 In addition, the proposed development would consist on the conversion of the front vaults of the building, which would be used as a utility room and WC. The internal conversion of the vault would not result in an external alteration to the property when viewed from the Arlington Square's street scene.
- 6.5 The plans were amended on the 22<sup>nd</sup> March 2016, in that the proposed basement would be set away from the original rear façade of the terrace building by 50 centimetres metres and from the boundaries shared with both adjoining terrace houses No. 44 and No. 46 Arlington Square by 40 centimetres. Due to these changes, the applications were re-consulted on the 4<sup>th</sup> April 2016.
- 6.6 The mechanical ventilation provided to the basement was reviewed and the drawings were then modified on the 27<sup>th</sup> June 2016 for providing the installation of a mechanical ventilation unit underneath the proposed stairs and the reduction of the rear roof light.

## **7. RELEVANT HISTORY:**

### **Planning Applications:**

- 7.1 A full planning application (Council Ref. P2015/3213) and Listed Building Consent application (Council Ref. P2015/3387) for the "*The construction of a basement underneath the rear garden, together with an additional linking staircase from the lower ground to the new basement level*" were withdrawn on the 01<sup>st</sup> October 2015.
- 7.2 Planning permission (Council Ref. P2014/5107/FUL) and Listed Building Consent application (Council Ref. P2015/0074) for the "*Construction of a full length rear garden basement to provide an additional bedroom, bathroom and corridor link*" were refused on the 10<sup>th</sup> February 2015.
- 7.3 Planning permission (Council Ref. P110866) and Listed Building Consent application (Council Ref. P110704) for a "*full width lower ground floor rear extension with upper ground floor half-width rear extension and new metal staircase to front lightwell*" were approved on the 15<sup>th</sup> June 2011.

### **Enforcement:**

- 7.2 None.

### **Pre-Application Advice:**

- 7.3 None

## 8. CONSULTATION

### Public Consultation:

- 8.1 Letters were sent to occupants of 4 adjoining and nearby properties at Arlington Square and Coleman Fields on the 20<sup>th</sup> August 2015. Site and press notices were also displayed. The public consultation of the application therefore expired on the 10<sup>th</sup> September 2015.
- 8.2 A total of 17 letters of objection were received in response to the initial consultation. Given the concerns raised over the initial submission, the proposed scheme was amended in that the proposed basement has been set away from the original rear elevation of the Grade II Listed terrace building and from both boundary walls shared with adjoining terrace houses. Letters of re-consultation were therefore sent on the 4<sup>th</sup> April 2016 and four responses were received, confirming that the previous concerns that were stated on the initial consultation still stand. The following issues were raised (the paragraph numbers responding to the issues are shown in brackets).
- The proposed basement would alter the natural ground conditions of the rear of the property [paragraph 10.12 - 10.13].
  - The proposed basement would increase surface water run-off [paragraphs 10.12 and 10.13].
  - Proposed development would reduce existing green infrastructure and represent the loss of a garden [paragraph 10.5]
  - Proposed basement would affect the structural stability of the building [paragraph 10.14].
  - Proposed basement would fail to preserve or enhance the character of the conservation area [paragraphs 10.5 - 10.7]
  - Proposed pavement lights would be alien in this setting and increase light pollution [10.9]
  - Proposed development would be out of scale and would be disproportionate to the limited floor space that it would create [paragraph 10.10].
  - Proposed internal living environment would be substandard [paragraph 10.10 – 10.11].
  - Proposed development would create a precedent within the Conservation Area [paragraph 10.5 – 10.6 and 10.19].

### Internal Consultees:

- 8.3 Design and Conservation Officer: No objections. The following comments provided:

The demolition of the existing full-width lower ground floor extension and replacement with a full-width lower ground and half-width upper ground floor extension is acceptable. The design of the half width closet wing uses the vocabulary of the host building which is welcomed. The use of lime render and lime-wash as a finish at lower ground floor is also very welcomed as this will achieve a finish that respects the patina of age the host building has achieved, is a sustainable material and achieves a beautiful finish.

The detailed design of the extension is acceptable and again respects the character of the host building and Arlington Square Conservation Area. An opening onto the terrace from the extension is acceptable given the overdeveloped nature of the surrounding buildings.

The introduction of a low iron roof light to the roof terrace is acceptable as this will provide a quiet and unobtrusive finish.

The plan form has been considerably altered in the past and the alterations to the stairs and associated works will not further harm the heritage interest of the building. The staircase proposed is of traditional design and materials.

The insertion of an ensuite pod to the rear room is acceptable as the pod does not reach the ceiling and the original room configuration is easily legible and the heritage interest of the plan form has not been compromised.

The alterations to the vaults are acceptable, as the vaults are already altered and there are no

proposed alterations in the floor to ceiling height.

The proposed freestanding and easily reversible joinery at this secondary floor level is acceptable.

8.4 Tree Officer: No objections. The following comments provided:

The proposed works would be acceptable subject to a condition requiring an arboricultural method statement, in order to ensure the safe and healthy retention of existing trees. Planning permission is therefore recommended for approval subject to Condition 5, which requires details of tree protection.

## 9. RELEVANT POLICIES

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

### National Guidance

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

### Development Plan

9.2 The Development Plan is comprised of the London Plan 2015, Islington Core Strategy 2011, Development Management Policies 2013. The policies of the Development Plan are considered relevant to this application and are listed at Appendix 2 to this report.

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

9.3 The relevant SPGs and/or SPDs are listed in Appendix 2.

## 10. ASSESSMENT:

10.1 The main issues arising from the proposal relate to:

- Design and Impact on the Fabric of the Grade II Listed Building
- Amenity
- Quality of Residential Accommodation
- Sustainable Design
- Trees

### Design and Appearance

10.2 Islington's Planning Policies and Guidance encourage high quality design that respects and responds positively to existing buildings, heritage assets and locally distinctive patterns of development. This consideration comes particular into force in this instance, by reason that the building is Grade II Listed and positioned within the Arlington Square Conservation Area. Special regard is therefore given to policies DM2.1 and DM2.3 of the Islington's Development Management Policies (2013) and the Arlington Square Conservation Area Design Guidance.

10.3 The proposed basement's length of 5.70 metres is acceptable and would cover less than 50% of the depth of the original garden of the property (12.50 metres) and it is considered to remain subordinate to the host building. As noted, the proposed basement would not exceed the 7.40 metres depth of the original terrace building.

- 10.4 The drawings have been amended (22<sup>nd</sup> March 2016), in that the proposed basement would have a separation from the original rear wall of the Grade II terrace, in order to respect the historic layout and circulation patterns of the original building and achieve an acceptable relationship between the proposed underground structure and the original building. As also noted, the amendments include a small separation of 40 centimetres from the boundary walls shared with both adjoining terrace buildings. The proposed basement would therefore be well integrated to the host building and would have not affect the footings and boundary walls of the application building or neighbouring buildings.
- 10.5 In terms of particular design features, the proposed basement would provide a drainage layer of 1.20 metres and the perceived garden space of the property would not be compromised. Whilst the scheme includes the installation of a pavement roof light, it is noted that this feature would have a very limited separation from the existing lower ground floor extension's rear elevation and would not be seen as obtrusive or prominent features when viewed from the rear. The initially proposed roof lights have been replaced for a single roof light that would measure 60 cms in width x 4.40 metres in length. This minor alteration, which consisted in reducing the size of the roof lights, is shown in final drawings that follow a second amendment to the scheme (27<sup>th</sup> June 2016). Due to its position behind the existing extension, the roof light would not compromise the setting of the Grade II Listed Building and would be acceptable under visual terms.
- 10.6 In light of the above considerations, the proposed basement would be in compliance with the guidelines of the Basement Development SPD (adopted January 2016), in that the basement would not be positioned underneath the listed building but would have an acceptable separation from the original rear elevation. The proposal would therefore respect the special architectural and historic interest of the building and would have no impact on the plan form. The proposed basement, by virtue of its acceptable length, depth, width and position, would establish a subservient relationship to the original listed building and would not harm the original architectural integrity of the terrace or its setting.
- 10.7 The proposed internal alterations to the building, consisting of the alterations to the stairs, the insertion of an ensuite pod to the rear room, the installation of a freestanding joinery at second floor level and the insertion of steps for lowering the vaults are considered minor and acceptable. As advised by the Design and Conservation Officer, these minor alterations would not harm the heritage significance of the Grade II Listed Building. Given that the vaults have already been altered and there is no alteration to the ceiling height, these would be consistent with policies DM2.1 and DM2.3 of the Islington's DMP (2013).

### **Amenity**

- 10.8 The proposed basement extension would be underground and would have a small separation from both boundary walls shared with adjoining terraces. Given the acceptable dimensions of the proposal and the position at basement level, the proposed development raises no concerns in terms of harm on residential amenity. The proposed basement extension would not affect the sunlight/daylight, outlook or privacy of neighbouring properties.
- 10.9 Whilst the proposed basement would introduce pavement lights at the rear, these features would be positioned at a very limited distance of 30 centimetres from the existing lower ground floor extension's rear elevation and would have an acceptable setback of 1.00 metre from the boundary shared with neighbouring terrace houses. The pavement lights would therefore not cause any unacceptable light pollution and would not interrupt the prevailing garden pattern of the listed terraces.

### **Quality of Residential Accommodation:**

- 10.10 Although concerns are raised over the standard of the proposed living environment, it is noted that the bedroom would have a 2.34 metres in height ceiling height and would have an open plan layout (14 square metres in floor area) that exceeds the minimum requirement of 12.00 square metres for a double bedroom under policy DM3.5 of the Islington's DMP (2013).. Whilst the bedroom would fail to have the minimum floor to ceiling height of 2.60 metres and it is acknowledged that it would have limited outlook, the development is seen as an additional



bedroom at basement level on a single family house that contains main bedrooms and habitable spaces on upper floors. The proposed bedroom would be illuminated by one roof light (0.60 cms in width x 4.40 metres in length) and would have 2.64 square metres of glazing. The development would therefore provide adequate levels of daylight/sunlight for a modest bedroom/playroom and would be BRE compliant, as confirmed in writing by the applicant (7<sup>th</sup> June 2016).

- 10.11 In this instance, poor outlook should not be considered as a reason to warrant a refusal, considering the nature of the proposed underground development. On balance, the proposed space would provide acceptable living accommodation and would not conflict with Policy DM2.1 of the Islington's Development Management Policies (2013).

#### **Sustainable Design and Structural Method Statement:**

- 10.12 The site is not within a Local Flood Risk Zone and the proposed basement extension would have a 1.20 metres soil depth element on its rear section, which would provide a drainage layer and would not result in a significant loss of the property's open space/open aspect. Under these terms, the proposal meets the requirements of the Islington's Basement Development SPD (adopted January 2016), in that it would occupy less than 50% of the original garden/unbuilt upon area of the property, would be subordinate to the above host building and would have an acceptable floor to ceiling height of 2.30 metres.
- 10.13 Due to the scale and the site conditions of the terrace building, the proposed basement would not harm the existing landscaping and biodiversity value of the property and its surrounding conservation setting.
- 10.14 The application was submitted on the 07<sup>th</sup> August 2015, prior to the adoption of the Basement Development SPD (January 2016). Whilst the requirements of the SPD are a material consideration when reviewing the acceptability of a basement extension on the property, the submission of a Construction Method Statement was not a validation requirement. The proposal has been examined by the Council's Building Control Team. As advised, the section of the garden wall above the proposed basement has been underpinned during previous building works for constructing the existing extension. The additional projection would have a small setback from the boundary line and therefore any risk of structural damage would be limited.
- 10.15 In terms of natural ventilation and provision of natural sunlight/daylight, the scheme has been reviewed by the Building Control Section and the Design and Conservation Officer. The proposed roof light is considered acceptable and any artificial lighting would be acceptable under building regulations. Additionally, the drawings have been amended and these now include the installation of a mechanical ventilation unit with heat recovery under the stairs. Due to the introduction of the mechanical ventilation equipment and the modest floor area of the proposed bedroom/ playroom at basement level, the proposed bedroom/playroom would have acceptable standard of accommodation. In addition, mechanical ventilation and an extraction system would require a separate application for Building Regulations approval.
- 10.16 In light of the above and in the absence of a Construction Method Statement, planning permission is recommended subject to a condition requiring a Construction Method Statement and a Sustainable Design and Construction Statement.

#### **Trees:**

- 10.17 The scheme has been reviewed by the Council's Tree Officer, who advised that the existing tree is positioned sufficiently far enough from the proposal and would remain largely unaffected.
- 10.18 However, in the absence of a complete Arboricultural Method Statement (AMS), the Tree Officer has requested a condition requiring methods and tree protection measures, in order to ensure that the existing tree is retained healthy during and after the construction phase.

#### **Other Matters:**

10.19 Concerns were raised over how the basement extension would create a precedent within the conservation area. However, the basement is considered acceptable in terms of design, scale and siting. Any basement extension proposed on other sites within the immediate conservation setting would be assessed on its own merits.

## 11. SUMMARY AND CONCLUSION

### Summary

11.1 The applications seek permission for the construction of a basement extension and minor internal alterations to the Grade II Listed Terrace.

11.2 The impact on the historic and architectural interest of the Grade II Listed Building and the effects over the character of the Arlington Square Conservation Area has been reviewed. It is not considered that the development would have a harmful effect on the fabric of the Grade II Listed Terrace or on the character and appearance of the Conservation Area.

11.3 The proposed basement extension would meet the guidelines under the Supplementary Planning Document SPD for basement extensions (adopted January 2016), in that the basement would not alter the perceived garden area of the property and would be well integrated to the host Grade II Listed Building. The proposed development would not affect the amenities of neighbouring residents and would have no impact on the existing tree within the site, which is positioned on the far rear section of the garden.

11.4 The proposal is considered to be acceptable and to be broadly in accordance with the Development Plan Policies.

### Conclusion

12. IT IS RECOMMENDED THAT PLANNING PERMISSION BE GRANTED SUBJECT TO CONDITIONS AS SET OUT IN APPENDIX 1 –RECOMMENDATION:

### **APPENDIX 1 – RECOMMENDATIONS RECOMMENDATION A:**

Grant of planning permission subject to **conditions** to secure the following:

#### **List of Conditions (Full Planning Permission):**

1	<p><b>Commencement (Compliance)</b></p> <p>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.</p> <p>REASON: To comply with the provisions of Section 91(1) (a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).</p>
2	<p><b>Approved Plans List: (Compliance)</b></p> <p>DRAWING AND DOCUMENT NUMBERS: The development hereby approved shall be carried</p> <p>AJU100, AJU101, AJU102, AJU103, AJU200 (Rev I), AJU201 (Rev I), AJU202 (Rev M) and AJU203 (Rev L).</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	<b>All external and internal works to match (Compliance)</b>
	<p>All new external and internal works and finishes and works of making good to the retained fabric shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile. All such works and finishes shall be maintained as such thereafter.</p> <p>REASON: In order to safeguard the special architectural or historic interest of the heritage asset.</p>
4	<b>Sustainable Design and Construction (Details)</b>
	<p>A Sustainable Design and Construction Statement shall be submitted to and approved in writing by the Local Planning Authority. The statement shall detail how the development hereby permitted achieves best practice sustainability standards with regard to water, materials, energy, ecology and adaptation to climate change.</p> <p>REASON: To ensure a sustainable standard of design interest of addressing climate change and to secure sustainable development.</p>
5	<b>Tree Protection (Details)</b>
	<p>No site clearance, preparatory work or development shall take place until a scheme for the appropriate working methods and tree protection (the arboricultural method statement, AMS) in accordance with British Standard BS 5837 2012 -Trees in Relation to Design, Demolition and Construction has been submitted to and approved in writing by the local planning authority.</p> <p>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 in accordance with policies: 5.10, 7.19 and 7.21 of the London Plan 2011, policies: CS3, CS15A, B and F of the Islington Core Strategy 2011 and 6.5 of the DM policy 2013</p>
6	<b>Construction Method Statement (Details)</b>
	<p>No development works shall take place on site unless and until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:</p> <ol style="list-style-type: none"> <li>i. the parking of vehicles of site operatives and visitors</li> <li>ii. loading and unloading of plant and materials</li> <li>iii. storage of plant and materials used in constructing the development</li> <li>iv. measures to control the emission of dust and dirt during construction</li> <li>v. a scheme for recycling/disposing of waste resulting from demolition and construction works</li> </ol> <p>The development shall be carried out strictly in accordance with the details so approved and no change from shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: To ensure that the development does not adversely impact on neighbouring residential amenity.</p>

Grant Listed Building Consent subject to **conditions** to secure the following:

<b>1</b>	<b>Commencement (Compliance)</b>
	<p>3 YEAR CONSENT PERIOD FOR LBC and CAC: The works hereby permitted shall be begun not later than three years from the date of this consent.</p> <p>REASON: To comply with the provisions of Section 18(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).</p>
<b>2</b>	<b>All external and internal works to match (Compliance)</b>
	<p>All new external and internal works and finishes and works of making good to the retained fabric shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile. All such works and finishes shall be maintained as such thereafter.</p> <p>REASON: In order to safeguard the special architectural or historic interest of the heritage asset.</p>
<b>3</b>	<b>Sustainable Design and Construction (Details)</b>
	<p>A Sustainable Design and Construction Statement shall be submitted to and approved in writing by the Local Planning Authority. The statement shall detail how the development hereby permitted achieves best practice sustainability standards with regard to water, materials, energy, ecology and adaptation to climate change.</p> <p>REASON: To ensure a sustainable standard of design interest of addressing climate change and to secure sustainable development.</p>
<b>4</b>	<b>Tree Protection (Details)</b>
	<p>No site clearance, preparatory work or development shall take place until a scheme for the appropriate working methods and tree protection (the arboricultural method statement, AMS) in accordance with British Standard BS 5837 2012 –Trees in Relation to Design, Demolition and Construction has been submitted to and approved in writing by the local planning authority.</p> <p>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 in accordance with policies: 5.10, 7.19 and 7.21 of the London Plan 2015, policies: CS3, CS15A, B and F of the Islington Core Strategy 2011 and 6.5 of the DM policy 2013.</p>

**INFORMATIVES:**

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.

A pre-application advice service is also offered and encouraged. Whilst this wasn't taken up by the applicant, and although the scheme did not comply with guidance on receipt, the LPA acted in a proactive manner offering suggested improvements to the scheme (during application processing) to secure compliance with policies and written guidance. These were incorporated into the scheme by the applicant.

This resulted in a scheme that accords with policy and guidance as a result of positive, proactive and collaborative working between the applicant, and the LPA during the application stages, with the decision issued in a timely manner in accordance with the NPPF.

## **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.

### **2. Development Plan**

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

#### **A) The London Plan 2015 - Spatial Development Strategy for Greater London**

- Policy 5.3 Sustainable design and
- Policy 5.10 Urban greening
- Policy 5.12 Flood risk management
- Policy 5.18 Construction, excavation and demolition waste
- Policy 7.4 Local character
- Policy 7.6 Architecture
- Policy 7.8 Heritage assets and archaeology
- Policy 7.19 Biodiversity and access to nature
- Policy 7.21 Trees and woodlands

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#### **B) Islington Core Strategy 2011**

- Policy CS7 (Bunhill and Clerkenwell)
- Policy CS8 (Enhancing Islington's Character)
- Policy CS9 (Protecting and Enhancing Islington's Built and Historic Environment)
- Policy CS10 (Sustainable Design)
- Policy CS15 (Open Space and Green Infrastructure)

#### **C) Development Management Policies June 2013**

- DM2.1 Design
- DM2.3 Heritage
- DM3.3 Residential conversions and e
- DM3.5 Private outdoor space
- DM6.5 Landscaping Trees and biodiv
- DM7.1 Sustainable design and constr
- DM7.4 Sustainable design standards

## 5. 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: Arlington Square Conservation Area and Grade II Listed Building.

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

The following SPGs and/or SPDs are relevant:

Islington Local Development Plan

- Conservation Area Design Guidelines: Arlington Square
- Inclusive Landscape Design
- Urban Design Guide
- Sustainable Design & Construction
- Basement Development