

PLANNING COMMITTEE REPORT

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

PLANNING SUB COMMITTEE A		
Date:	08 September 2016	NON-EXEMPT
Application number	P2016/0867/FUL	
Application type	Full Planning Application (Council's Own)	
Ward	Junction	
Listed building	Grade II Listed	
Conservation area	Part within Highgate Hill/Hornsey Lane Conservation Area Part within Whitehall Park Conservation Area	
Development Plan Context	Grade II Listed Highgate Hill/Hornsey Lane Conservation Area Whitehall Park Conservation Area Local cycle routes Strategic Cycle Route Sites of Importance for Nature Conservation Site within 100m of a TLRN Road Rail Land Ownership - TfL Surface Rail Land Ownership - TfL Tunnels	
Licensing Implications	None	
Site Address	St. Aloysius College, 32 Hornsey Lane, N6 5LY	
Proposal	Erection of a three storey building to provide additional educational facilities to existing school and the construction of an associated external staircase and canopy.	
Case Officer	Sandra Chivero	
Applicant	St Aloysius College	
Agent	Mr Jamie Goodwin - Built-Off Site Ltd.	

1. RECOMMENDATION

The Committee is asked to resolve to **GRANT** planning permission subject to the conditions set out in Appendix 1

2. SITE PLAN (site outlined in black)



3. PHOTOS OF SITE/STREET

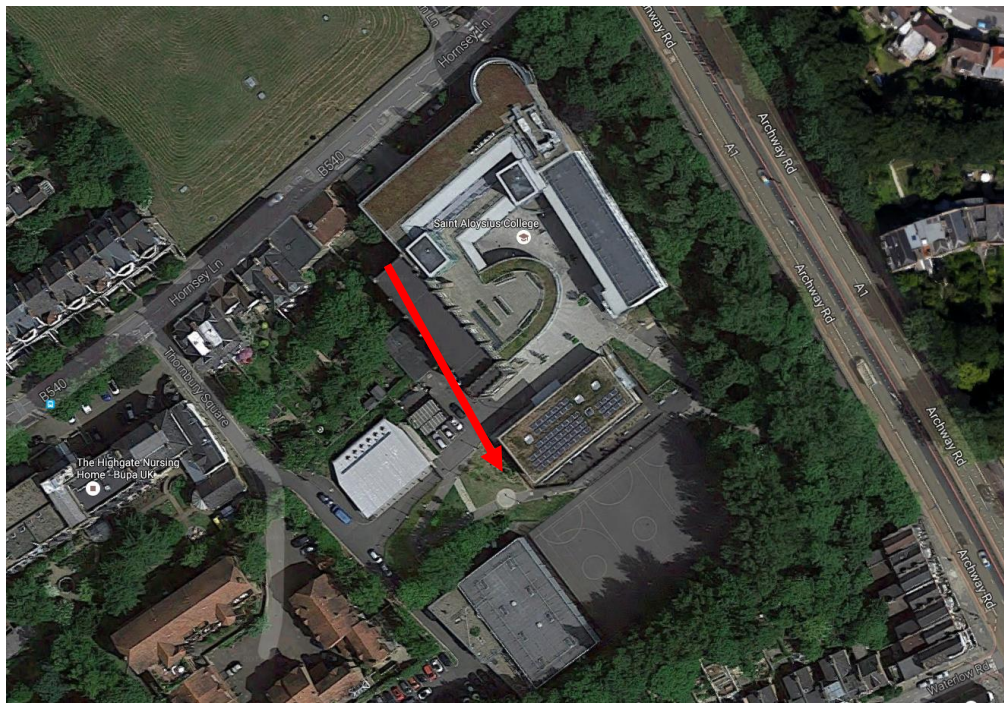


Image 1: Aerial view of the site arrow pointing at location of new building.

4. SUMMARY

- 4.1 The application seeks planning permission to erect a three storey building. The new building would be located to over open space adjacent the existing sixth form block at the centre of the site. The purpose of the building is to create six additional classrooms augmented to the existing sixth form college. The classrooms are required to provide specialist facilities for teaching AS and A2 Level science and BTEC level 3 courses; bring the sixth form facilities in line with other facilities available at other sixth form colleges as well as allow for provision of adequate toilet facilities for female students.
- 4.2 The building which follows the style of the existing sixth form block approved in 2013 is considered acceptable in design terms and would relate positively to the form and materials of the other school buildings on the site. The loss of the existing open space is regrettable. However, the need for specialist classrooms and improved facilities is considered to outweigh the harm of the loss of non-designated open space in this instance.
- 4.3 The Tree Officer does not object to the removal of the recently planted trees provided that the replacement trees are the right species for the site, planted at an appropriate size and have the potential to replace the projected canopy cover proposed to be lost. A condition has been attached to the effect. The proposal is also not considered to impact on the trees on site with Tree Preservation Orders.
- 4.4 Overall, the proposed development is not considered to have any material adverse impacts on adjoining residents' amenity levels in terms of noise disturbance, overlooking or loss of light and balanced against the provision of improved education facility it is considered acceptable.
- 4.5 The application is presented to committee because of the number of objections received.

5. SITE AND SURROUNDING

- 5.1 The site encompasses a 19th Century building and associated school buildings, a sixth form block, a sports hall, a multi-use games area (MUGA), and car parking. There is a heavily wooded embankment to the eastern edge of the site which drops down steeply to Archway Road (the A1). The trees around the edges of the site protect the site from the A1 to the east and form a break between the school's grounds and the residential properties to the south on Waterlow Road. The former is known as the 'Archway Road cutting', an Islington Borough Grade 1 rated Site of Nature Conservation Importance, enclosed by fencing and approximately 6 metres east of the site of the proposed building.
- 5.2 The site is located at the northern boundary of the borough with Haringey, lies opposite a reservoir and above and to the west of Archway Road (A1). The adjoining properties to the west on Hornsey Lane are residential. The site slopes considerably from north-west down to south-east and within this there are three main levels. There is a Grade II listed war memorial set into the site at its eastern end on Hornsey Lane, enclosed from the school by a brick wall.
- 5.3 Although the College is a boys' school, the sixth form is open to all sexes.

5.4 The site itself is not within a conservation area, but is bounded in part by the Highgate Hill/Hornsey Lane CA to the north-west and Whitehall Park Conservation area to the north-east

5.5 The site also falls within Flood Zone 1.

6. PROPOSAL (IN DETAIL)

6.1 It is proposed to erect a three-storey building to provide additional teaching facilities (6 no. specialist classrooms) to augment the existing sixth form college. The classrooms are required to provide specialist facilities particularly for teaching A2 and A2 Level science and B-TEC level three courses currently taught in non-specialist rooms. The building would also allow the sixth form facilities to be brought to standard with other facilities available at 16-19 colleges as well provide adequate toilet facilities for female students.

6.2 It is confirmed that the new building is to accommodate current student levels and it is not proposed to increase the number of students attending the college as a part of the proposed scheme.

6.3 The principal access to the building will be on the northern elevation at first floor level. The building will be finished in brick to match the existing main school entrance and will incorporate an external metal staircase to the southern elevation to accommodate the changes in levels between the north and south of the building.

6.4 It is also proposed to install a canopy to the northern elevation linking the new building to the existing sixth form block. Photovoltaic (PV) panels will also be installed to the flat roof of the new building.

7. RELEVANT HISTORY:

PLANNING APPLICATIONS:

Application Number	Development Description	Decision	Decision Date
P2014/1367/NMA	Application for Non-Material Minor Amendments (S96) to Planning Permission Reference: P2013/3813/S73 dated 14 January 2014 that granted a variation to Condition 2 (Approved Plans) of Planning Permission Reference: P2013/0778/FUL dated 8 August 2013 for proposed amendments to relocate the approved building 1.5 metres to the south; create a retaining wall and bridged walkway, amended landscaping and alterations to the window reveals. The non-material minor amendments sought include: <ul style="list-style-type: none"> - Relocating the building 800 mm to the south; - Relocating the building 489mm to the west; and <ul style="list-style-type: none"> - Western retaining wall extended 1714mm. 	AGREED	12/01/2016
P2013/3813/S73	Application for variation to condition (approved plans) of planning permission ref: P2013/0778/FUL dated 8th August, 2013. The	Granted	14/01/14

	<p>proposed amendments are: to relocate the approved building 1.5 metres to the south; create a retaining wall and bridged walkway, amended landscaping and alterations to the window reveals [Revised Description].</p> <p>This application may affect the character and appearance of the conservation area. Town and Country Planning (Listed Building and Conservation Areas) Act 1990 (as amended); section 73.</p>		
P2013/0778/FUL	Construction of a new 2/3 storey sixth form centre building to accommodate 250 pupils.	Granted	08/08/2013
P092418	The continued use of temporary school accommodation (approved consent P071705) during construction of the school redevelopment scheme (approved consent ref: P071734). The temporary accommodation consists of a three-storey building located to the east of the existing music block consisting of a floorspace of 191 square metres and will be in situ for an additional 32 weeks (to 4th June 2010), and a four-storey building located to the south of the existing music block, consisting of a floorspace of 343 square metres, and will be in situ for an additional 53 weeks (to 12 November 2010). The development falls within use class D1 (non-residential institutions) with both temporary buildings being used primarily for the purpose of providing temporary teaching accommodation for continuity in delivering the curriculum. The buildings will also accommodate office and storage accommodation ancillary to the use and construction of the school. There is no change to the design of both buildings which are fully accessible. (This is a subsequent application to the approved application P071705, dated 30 November 2007).	Granted	05/05/2010
P080111	Application under Section 73 of the Town and Country Planning Act 1990 for variation of conditions 4, 8, 9, 16 and 24 of planning permission P071734 issued 30/11/2007, to have the effect of varying the requirements for the timing of the submission of details pursuant to these conditions.	Granted	05/02/2008
P071735	Conservation area consent in connection with the demolition of the caretaker's cottage at the front of the site.	Granted	30/11/2007
P071734(MA01)	Minor amendment application to planning permission (LBI ref: P071734) for the removal of four small Conifer trees on the northeast of the site	Agreed	27/04/2009
P071734	The redevelopment of the existing St Aloysius' College for continued secondary education	Granted	30/11/2007

	<p>purposes. This would comprise the demolition of the existing centrally located building and the block to its south, the erection of a new building of 3 storeys above ground level fronting Hornsey Lane, the erection of a new sports hall in the south west part of the site, refurbishment and extensions to the existing original school building, and refurbishment and extensions to a 1960s block on the eastern side of the site. This would provide 8139 sq m of gross floor area. The proposal involves alterations to the Hornsey Lane access, alterations to servicing and parking areas, cycle storage, the retention and refurbishment of an artificial multi-use games area, works to trees including felling and pruning, landscaping, and renewable energy supply. The development falls within use class D1 (non-residential institutions). Refer to application P071735 for conservation area consent for demolition, and application P071705 for proposed temporary buildings in association with the proposed school redevelopment.</p>		
P071705	<p>A full planning application has been received for the erection of temporary school accommodation during construction of a proposed school redevelopment scheme. The temporary accommodation consists of the erection of two buildings which would be in place for up to 69 weeks. The first would be a three storey administration building covering an area of 191 sqm, located to the east of the existing single storey music block. The second building would comprise a four storey teaching building covering an area of 343 sqm, located to the south of the existing music block. Total gross floor area of both buildings would be 1942 sqm. Both temporary buildings would be nearer the Thornbury Square entrance to the site than the Hornsey Lane frontage. The proposal involved the felling of two trees and works to others. The development falls within use class D1 (non-residential institutions).</p>	Granted	30/11/2007
P021226	Erection of a single storey music block.	Granted	22/08/2002
831845	Erection of a temporary double classroom unit to be sited at rear of 26 Hornsey Lane.	Granted	27/02/1984

ENFORCEMENT:

7.1 None Relevant

PRE-APPLICATION ADVICE

7.2 None

8. CONSULTATION

Public Consultation

8.1 Letters were sent to occupants of 215 adjoining and nearby properties at Thornbury Square, Hornsey Lane, Thornbury Square, Waterlow Road, Archway Road and Highgate Hill on 05 April 2016. A site notice and a press advert were displayed on 14 April 2015. The public consultation of the application therefore expired on 05 May 2016, however it is the Council's practice to continue to consider representations made up until the date of a decision.

8.2 At the time of writing this report seven objections had been received from the public with regard to the application. The issues raised are summarised as follows (with the paragraph that provides responses to each issue indicated within brackets):

- Noise, disruption and disturbance during building works; (Para. 10.17, 10.19 & 10.30)
- Properties along Hornsey Lane not included in site context; (Para. 10.30)
- Impact on views and privacy to neighbouring properties and gardens; (Para.10.18)
- No letter received by neighbours from the Head Teacher to view plans of current scheme; (Para. 10.31)
- Pressure for yet more school space to come in due course (Paragraph 10.9)
- Duration of works; (Para. 10.29)
- Intrusive and blocks view of garden to neighbouring property; (Para.10.18)
- Visual impact to neighbouring property already affected by the recent school building works; (Para.10.33)
- Issues relating to the recent scheme; (Para. 10.33)
- More additional space required soon after a programme was completed for the recent large scale development programme; (Para.10.2 – 10.4)
- Not clear from plans what the impact on neighbouring property at no. 22 Hornsey Lane would be; (Para. 10.18)
- Further impact on character and potentially value of neighbouring property; (Para. 10.10 – 10.15 &10.29)
- Photomontage/ visualisation of expected views from individual properties should be provided; (Para. 10.32)

External Consultees

8.3 TFL – No response received.

Internal Consultees

8.4 **The Design and Conservation Officer** stated that the design and proportions of the building are considered acceptable in this setting and are still positioned far enough away so as not to significantly impact on the surrounding neighbouring buildings. However, concerns were raised regarding the large expanse of brickwork to the front elevation which it is felt could be better articulated.

- 8.5 It was also stated that the brickwork should match the 2013 building in terms of brick type and colour as well as matching the deep window reveals and timber windows.
- 8.6 **The Inclusive Design Officers** does not object provided a condition is attached requiring provision of a passenger lift.
- 8.7 **The Tree Officer** commented that there are no arboricultural reasons to recommend the refusal of application subject to securing the canopy replacement for the trees proposed to be removed.
- 8.8 The Tree Officer is also satisfied that existing TPO Trees would not be impacted upon by the development.
- 8.9 **The Acoustic Officer** highlighted that the acoustic performance of the building is vital for a good learning environment. An informative was recommended drawing attention to the BB93 which sets out minimum performance standards for the acoustics of school buildings.
- 8.10 It was also stated that the relatively low power bulkhead lighting on the building would not be likely to result in significant impact upon any nearby residential properties.
- 8.11 It was further highlighted that no mechanical plant is explicitly shown on the drawings but with a building of this scale it is normally expect to have some to service the building. A noise control condition and a condition requiring the submission of a Construction Management Plan were recommended to minimise the impact on the residential amenity of neighbouring properties.
- 8.12 **The Nature Conservation Officer** was satisfied that the proposed building will not adversely affect the SINC site and that the proposed development site itself is of low value to wildlife. No objections were raised provided conditions are attached relating to light levels and bats, and the addition of bird and bat boxes.

9. RELEVANT POLICIES

- 9.1 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

- 9.2 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.
- 9.3 Since March 2014 Planning Practice Guidance for England has been published online.

Development Plan

- 9.4 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

9.5 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:

- Grade II Listed
- Highgate Hill/Hornsey Lane Conservation Areas
- Whitehall Park Conservation Areas
- Local cycle routes
- Strategic Cycle Route
- Sites of Importance for Nature Conservation
- Site within 100m of a TLRN Road
- Rail Land Ownership - TfL Surface
- Rail Land Ownership - TfL Tunnels

Supplementary Planning Guidance (SPG) / Document (SPD)

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

10. ASSESSMENT

10.1 The main issues arising from this proposal relate to:

- Land Use
- Loss of open space
- Design & impact on Conservation Area
- Sustainability
- Landscaping

Land-use

10.2 The new building is proposed to provide additional teaching facilities (6 no. classrooms) to augment the existing sixth form college. It stated that the development of the St Aloysius College sixth form as a part of the Islington Consortium of schools to include Central Foundation, Highbury Fields, and Highbury Grove has resulted in an increase in the number of students educated at the site each week. This has resulted in increased pressure on the teaching facilities and staffing levels.

10.3 The classrooms are required to provide specialist facilities particularly for teaching science and B-TEC level three courses currently taught in non-specialist rooms which is a disadvantage for students. The building would also allow the sixth form facilities to be brought to a standard level with other facilities available at other sixth form colleges as well as providing adequate toilet facilities for female students.

10.4 It was also confirmed by the applicant that the new building is to accommodate current student levels but could provide for future increases in student numbers.

10.5 This application results in the loss of 224.32 square metres of open space. This is not designated formal amenity space but used as informal recreational space. The sixth

form pupils have the option of utilising the common room provided within the existing sixth form block and would be able to go off-site during break and lunch times. The rest of the pupils on site use the outside courts as external amenity space. The shortfall is unfortunate but its loss is balanced by the benefits the development brings.

- 10.6 The new building will serve to improve the educational facilities for the sixth form pupils through providing specialist teaching facilities for specialist subjects allow for provision of adequate toilets for female students and improve the education facilities. The benefits of the additional teaching space for the college are considered to outweigh the loss of open space which would not be replaced. Policy 3.18 of the London Plan 2015 supports the expansion of education facilities and the enhancement of facilities for educational purposes. The provision of the new classroom space is classified as provision of new social infrastructure which is supported by policy DM4.12 of the Development Management Policies 2013.
- 10.7 Meeting the needs of current and future pupils within the College grounds is evidently a key benefit of this proposal. This would be in accordance with the National Planning Policy Framework which states that the Government, *“attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement...”* The framework also states that Council’s should give “great weight to the need to create, expand or alter schools”. Likewise, The London Plan is supportive of proposals which enhance education and skills provision, including the expansion of existing facilities.
- 10.8 Islington’s Development Management Policy DM4.12 states that extensions to social infrastructure such as this must be located in areas convenient for the communities they serve and accessible by a range of sustainable transport modes; provide buildings that are inclusive and flexible and be sited to maximise shared uses.
- 10.9 Concerns have been raised regarding pressure for more school space to come in due course. As discuss above the current application is to improve the educational facilities for the sixth form pupils through providing special list teaching facilities for specialist subjects, allowance to provide adequate toilets for female students and bring the education facilities to the expected standards. The current proposal also factors in an increase in the number of student attending the school.

Design

- 10.10 The proposed three storey building which follows the style of the existing sixth form building approved in 2013 is considered acceptable in principle. While the new building is within the centre of the site and there are limited public views, it would be seen from Thornbury Square and possibly from properties 16-28 Hornsey Lane. However, the design and proportions of the building are considered acceptable in this setting and the building is positioned far enough away so as not to significantly impact on the surrounding neighbouring buildings.
- 10.11 The brickwork would be required by condition to match the 2013 building in terms of brick type and colour as well as matching the deep window reveals and timber windows. This is secured by condition.
- 10.12 Concerns were raised regarding the large expanse of brickwork to the front elevation. During the course of the application, amended drawings were received showing additional windows to the blank façade. This is considered to address the concerns

raised by breaking areas of blank brickwork and as such the proposed design is now considered acceptable.

- 10.13 Windows are arranged with a horizontal emphasis which is appropriate to the block form of the building.
- 10.14 The proposed staircase and canopy linking the new building to the existing sixth form would be in keeping with the new building and the existing sixth form block.
- 10.15 Overall, the proposal is considered not to detract from the character and appearance of the abutting Highgate Hill/Hornsey Lane Conservation Area and Whitehall Park Conservation or impact on the Grade II Listed Building. The proposal would therefore accord with policy DM2.1 Development Management of the Development Management policies (2013) which requires new development to respect and respond positively to existing building and the surrounding area.

Amenity

- 10.16 The lighting proposed is relatively low power bulkhead lighting on the building. It is not considered likely to result in significant impact upon any nearby residential properties.
- 10.17 There is no mechanical plant explicitly shown on the proposed drawing but with a building of this scale it is normally expected that would be incorporated to service the building. As such, a noise control condition in relation to the operation of any roof plant has also been attached to the permission to prevent any noise pollution.
- 10.18 Concerns were also raised regarding impact on views and privacy to properties on Hornsey Lane including the private garden areas. The proposed new building would not be located adjacent to habitable windows of nearby properties. The nearest residential properties are located 35m away. The proposal given its size and scale is therefore considered not to result in overshadowing, overlooking, loss privacy, loss of light, over-dominance, increase sense of enclosure nor loss outlook to neighbouring residential properties.
- 10.19 The proposed new building is also not considered to result in unreasonable noise disturbance to the nearby residential properties. A further condition requiring the submission of a Construction Management Plan is attached in order to minimise the impact for neighbouring residential properties.
- 10.20 Overall, the proposal would accord with policy DM2.1 which requires development to safeguard the residential amenity to neighbouring properties.

Transport

- 10.21 Although the proposed new three-storey teaching building is to accommodate current levels of pupils, an assessment has been carried out in order to demonstrate what traffic impact would occur if the school expanded by the number of pupils that could be accommodated within the proposed building. The report shows that the site can accommodate extra 180 pupils without any significant impact on the transport network. It is stated that a large proportion of pupils travel by public transport because of the widespread catchment area.
- 10.22 It is also stated that if the facilities are not provided pupils might have to attend a different school, which might be less accessible and require different travel

arrangements; furthermore the impact of the development proposal has been robustly shown to have a minimal impact on the operation of the local highway network.

Inclusive Design

- 10.23 Serious concerns were raised regarding failure to install a lift within the new block as this would restrict mobility impaired students, staff and visitors to the ground and first floors. During the course of the application amended drawings were received showing the provision of a passenger lift. This considered to address the concerns raised and would accord with the policy DM2.1 and the Inclusive Design SPD. This is secured by condition.

Trees and Sustainability

- 10.24 The loss of the existing garden space and biodiversity is regrettable. However, the need for suitable classroom teaching space is considered to outweigh the harm. Eight trees are proposed to be removed to facilitate the construction of the development, 7 of these trees (T7 –T13) are between 3-6m in height and recently planted, they cannot be considered a constraint to the development as it is possible to replace the canopy cover and benefits that these trees provide could be elsewhere on the site. The remaining tree (T5), although larger, is of limited amenity value and again if the replacement is secured it is not a constraint to development. A condition has been attached to the permission requiring replacement trees to be the right species for the site, planted at an appropriate size and have the potential to replace the projected canopy cover proposed to be lost. It is also noted that there are a number of TPO'd trees (LBI TPO (No.335) 2007) onsite but none that would be impacted upon by the development.
- 10.25 The Nature Conservation Officer was satisfied that the proposed building will not adversely affect the SINC site and that the proposed development site itself is of low value to wildlife subject to conditions.
- 10.26 The site falls within Flood Zone 1. A flood risk report was provided with the application. It was stated that during investigation of flood risk, the site was found to be at negligible risk of flooding from rivers, sea, groundwater or reservoirs, based on information and data available at the time of drafting the report.
- 10.27 The report also states that it is not anticipated the new building will place a serious additional load on the surface water drainage network. A condition has been attached requiring additional roof and hardstanding runoff from the new buildings to be treated by a suitable source control SUDS feature, such as permeable paving, swale or filter drain. An informative has also been attached stipulating that care should be taken for any possible additional foul loading from the new building into a combined system.
- 10.28 During the course of the application amended drawings were received showing the PV Panels incorporated at roof level. This is welcome and would improve the environmental quality of the building. A condition has also been attached requiring the provision of a green roof consistent with the requirements of Policy DM6.5 of the Development Management Policies.

Other Matters

- 10.29 The concerns raised regarding duration of works, noise, disruptions and disturbance during building works as well as value of neighbouring properties are not material

planning considerations. However, a condition is recommended requiring a Construction Management Statement is recommended.

- 10.30 Concerns have been raised regarding the properties along Hornsey Lane not included in site context. The block plan and site plan submitted clearly show neighbouring properties including the properties along Hornsey Road in context of the application site. This was considered sufficient to assess the proposed works.
- 10.31 The concerns raised regarding no letter received by neighbours from the Head Teacher to view plans of current scheme are not a material planning consideration. It should be noted that letters were sent to adjoining and neighbouring properties a part of the Council's formal consultation of the application.
- 10.32 It was stated by a neighbour that a photomontage/ visualisation of expected views from individual properties should be provided. This is not a validation requirement. However, it should be noted that a site visit was carried out by the case officer during the course of the application who was able to see the neighbouring properties.
- 10.33 The concerns raised regarding the works to the existing sixth form centre are not a material consideration to the current scheme. Each application is assessed on its own merit. The current application therefore cannot be refused for the concerns raised relating to the previous scheme.

11. SUMMARY AND CONCLUSION

- 11.1 The increase in D1 teaching floor space is considered acceptable. Whilst the loss of the existing open space is regrettable, the provision of required additional education and improved facilities is considered to outweigh the harm of this loss. The design of the building is considered to be acceptable in design terms and will not be detrimental to the character of the Highgate Hill/Hornsey Lane Conservation Area.
- 11.2 The amenity of neighbouring residents will not be prejudiced and the scheme will not have significant transport impacts. Planning conditions are proposed to ensure that the scheme complies with Islington's Energy and Sustainability requirements.

Conclusion

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

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

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

List of Conditions:

1	Commencement 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)
2	Approved plans list DRAWING AND DOCUMENT NUMBERS: The development hereby approved shall be carried out in accordance with the following approved plans: 01-1100, 01-1120, 01-1150, 01-1160 A, 01-1165, 01-1200 A, 01-1410, 01-1420, 01-2000 A, 01-2005, 01-2100 A, 01-2200 A; 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.
3	Window reveals CONDITION: Notwithstanding the plans hereby approved, no development shall take place until cross-section drawings of window reveals with a depth of at least 180-200mm shall be submitted to and approved by the local planning authority. The development shall be carried out in accordance with the details so approved and shall be maintained as such thereafter. REASON: In order to safeguard the special architectural or historic interest of the heritage asset.
4	Surface Drainage CONDITION: Details of surface drainage works shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The details shall be based on an assessment of the potential for disposing of surface water by means of sustainable drainage system in accordance with the principles as set out in London Plan policies: 5.13 and 5.15. The submitted details shall include the scheme's peak runoff rate and storage volume and demonstrate how the scheme will achieve at least a 50% attenuation of the undeveloped site's surface water run off at peak times. The drainage system 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.

	REASON: To ensure that sustainable management of water.
5	Rainwater Harvesting
	<p>CONDITION: Notwithstanding the approved plans details of a rainwater and/or greywater recycling system shall be submitted to and approved in writing by the Local Planning Authority prior any superstructure works commencing onsite. The details shall also demonstrate the maximum level of recycled water that can feasibly be provided to the development.</p> <p>The rainwater recycling system shall be carried out strictly in accordance with the details so approved, installed and operational 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 sustainable use of water.</p>
6	Bird/Bat boxes
	<p>CONDITION: Details of bird and/or bat nesting boxes / bricks / shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.</p> <p>No less than 4 nesting boxes / bricks shall be provided and the details shall include the exact 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>
7	Lift
	<p>CONDITION: The lift shall be installed and operational prior to the first occupation of the building hereby approved.</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: To ensure that adequate access is provided to all floors.</p>
8	Inclusive Design
	<p>CONDITION: The development shall be designed in accordance with the principles of Inclusive Design. Details of the following shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>a) Evacuation Strategy demonstrating how staff and pupils with mobility impairment can safely evacuate the building;</p> <p>The development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority</p> <p>REASON: In order to facilitate and promote inclusive and sustainable communities</p>

9	Landscaping (Details)
	<p>CONDITION: A landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The landscaping scheme shall include the following details:</p> <ul style="list-style-type: none"> a) an updated Access Statement detailing routes through the landscape and the facilities it provides; b) a biodiversity statement detailing how the landscaping scheme maximises biodiversity; c) existing and proposed underground services and their relationship to both hard and soft landscaping; d) soft plantings: including grass and turf areas, shrub and herbaceous areas; e) topographical survey: including earthworks, ground finishes, top soiling with both conserved and imported topsoil(s), levels, drainage and fall in drain types; f) enclosures: including types, dimensions and treatments of walls, fences, screen walls, barriers, rails, retaining walls and hedges; g) hard landscaping: including ground surfaces, kerbs, edges, ridge and flexible pavings, unit paving, furniture, steps and if applicable synthetic surfaces; and h) any other landscaping feature(s) forming part of the scheme. <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 shall have a two year maintenance / watering provision following planting. 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>
10	Tree Planting
	<p>CONDITION: There shall be eight replacement trees to be planted to mitigate the loss of the existing trees.</p> <p>The specification for the replacement trees shall include the quantity, size, species, and positions of all trees to be planted, how they will be protected and the proposed time of planting. The replacement trees shall be of a species that will ultimately attain a size suitable for the location.</p> <p>A schedule of maintenance of the trees until successfully established is to be agreed in writing with the local planning authority and implemented. The schedule shall include provision for replacement planting should establishment fail.</p> <p>All trees shall be planted in accordance with the details and times stated in the specification required by condition and in accordance with British Standard [BS4043 - Transplanting Root-balled Trees][BS4428 - Code of Practice for General Landscape Operations (excluding hard surfaces)].</p> <p>If within a period of 5 years from the date of planting the tree (or any tree planted in replacement for it) is removed, uprooted, destroyed or dies or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same size and species as that originally planted shall be planted at the same place within the first planting season following the removal, uprooting, destruction or death of the original tree unless the local planning authority gives its written consent</p>

	<p>to any variation.</p> <p>REASON: To ensure that a satisfactory standard of visual amenity is provided and maintained.</p>
11	Tree Protection
	<p>CONDITION: The tree protection shall be carried out in accordance with the submitted and approved drawing AL-20-008 Rev P1 "Tree Protection Plan" during the construction phase of the hereby approved new building.</p> <p>REASON: to ensure that existing trees are protected during the construction phase.</p>
12	Land Contamination
	<p>CONDITION: The development shall be carried out strictly in accordance with the land contamination investigation and necessary remediation shall be carried out prior to the first occupation of the development, and shall be maintained as such thereafter.</p> <p>REASON: Given the history of the site the land may be contaminated, potential remediation is necessary to safeguard the health and safety of future occupants.</p>
13	Materials to Match (Compliance)
	<p>CONDITION: The facing materials of the building hereby approved shall match those to the adjacent existing sixth form building and shall be maintained as such thereafter.</p> <p>REASON: To ensure that the appearance of the building is acceptable.</p>
14	Fixed Plant (Compliance)
	<p>FIXED PLANT (COMPLIANCE): 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 proposed 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 $L_{AF90 Tbg}$. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 2014.</p> <p>REASON: To ensure that the operation of fixed plant does not impact on residential amenity.</p>
15	Construction Environmental Management Plan
	<p>CONDITION: A Construction Environmental Management Plan assessing the environmental impacts (including (but not limited to) noise, air quality including dust, smoke and odour, vibration and TV reception) of the development 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 and other occupiers 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 and</p>

	businesses.
16	Biodiversity roofs
	<p>CONDITION: Notwithstanding the approved plans details of a biodiversity (green/brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The biodiversity (green/brown) roof(s) shall occupy the maximum feasible area of roof-space and be:</p> <p>a) biodiversity based with extensive substrate base (depth 80-150mm);</p> <p>b) notwithstanding the approved plans the use of the green roof on the main building should be maximised; and</p> <p>c) planted/seeded with an agreed 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> <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 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>
17	BREEAM rating
	<p>CONDITION: Evidence confirming that the development achieves the highest feasible BREEAM rating shall be submitted to and approved in writing by the Local Planning Authority. The development shall aim to achieve a BREEAM 'Excellent' rating and at minimum shall achieve BREEAM 'Very Good' rating. The evidence shall be provided in the following formats and at the following times:</p> <p>a) a pre assessment report prior to any commencement of superstructure works on site; and</p> <p>b) a post-construction assessment, supported by relevant BRE accreditation certificate(s), shall be submitted following the practical completion of the development and prior to the first occupation.</p> <p>The development shall be carried out strictly in accordance with the details so approved and achieve the agreed rating(s). The development shall be maintained as such thereafter.</p> <p>REASON: In the interest of addressing climate change and to secure sustainable development</p>

List of Informatives:

1	Positive Statement
	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>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.</p> <p>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.</p>
2	Superstructure
	<p>DEFINITION OF 'SUPERSTRUCTURE' AND 'PRACTICAL COMPLETION'</p> <p>A number of conditions attached to this permission have the time restrictions 'prior to superstructure works commencing on site' and/or 'following practical completion'. The council considers the definition of 'superstructure' as having its normal or dictionary meaning, which is: the part of a building above its foundations. The council considers the definition of 'practical completion' to be: when the work</p>
3	Site Drainage
	<p>INFORMATIVE: Thames Water advised that it is the responsibility of the developer to make proper provision for drainage to ground, water courses or a suitable sewer. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.</p>
4	Groundwater
	<p>INFORMATIVE: Thames Water advised that a groundwater discharge permit will be required if the developer proposes to discharge groundwater into a public sewer. Thames Water Developer Services should be contacted in relation to enquiries.</p>
5	Acoustics of school buildings
	<p>INFORMATIVE: Attention is drawn to BB93 which sets out minimum performance standards for the acoustics of school buildings, and describes the normal means of demonstrating compliance with the Building Regulations. It also provides guidance in support of the School Premises Regulations (2012) and the Independent School Standards (2013)."</p>
	Foul Loading
6	<p>INFORMATIVE: Care should be taken into account for any possible additional foul loading from the new building into a combined system.</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:

3 London's people

Policy 3.16 Protection and enhancement of social infrastructure

Policy 3.18 Education facilities

Policy 3.19 Sports facilities

5 London's response to climate change

Policy 5.1 Climate change mitigation

Policy 5.2 Minimising carbon dioxide emissions

Policy 5.3 Sustainable design and construction

Policy 5.4 Retrofitting

Policy 5.5 Decentralised energy networks

Policy 5.6 Decentralised energy in development proposals

6 London's transport

Policy 6.3 Assessing effects of development on transport capacity

Policy 6.9 Cycling

Policy 6.10 Walking

Policy 6.11 Smoothing traffic flow and tackling congestion

Policy 6.13 Parking

7 London's living places and spaces

Policy 7.1 Building London's neighbourhoods and communities

Policy 7.2 An inclusive environment

Policy 7.3 Designing out crime

Policy 7.4 Local character

Policy 7.5 Public realm
Policy 7.6 Architecture
Policy 7.7 Location and design of tall

Policy 5.7 Renewable energy
Policy 5.8 Innovative energy technologies
Policy 5.9 Overheating and cooling
Policy 5.10 Urban greening
Policy 5.11 Green roofs and development site environs
Policy 5.12 Flood risk management
Policy 5.13 Sustainable drainage
Policy 5.14 Water quality and wastewater infrastructure
Policy 5.15 Water use and supplies
Policy 5.16 Waste self-sufficiency
Policy 5.17 Waste capacity
Policy 5.18 Construction, excavation and demolition waste
Policy 5.19 Hazardous waste
Policy 5.20 Aggregates
Policy 5.21 Contaminated land

and large buildings
Policy 7.8 Heritage assets and archaeology
Policy 7.15 Reducing noise and enhancing soundscapes
Policy 7.19 Biodiversity and access to nature

8 Implementation, monitoring and review
Policy 8.1 Implementation

B) Islington Core Strategy 2011

Policy CS9 (Protecting and Enhancing Islington's Built and Historic Environment)
Policy CS10 (Sustainable Design)
Policy CS15 (Open Space and Green Infrastructure)
Policy CS16 (Play Space)

Policy CS17 (Sports and Recreation Provision)

Infrastructure and Implementation
Policy CS19 (Health Impact Assessments)
Policy CS20 (Partnership Working)

B) Islington Core Strategy 2011

Spatial Strategy

Policy CS6 (King's Cross)

Policy CS8 (Enhancing Islington's Character)

Strategic Policies

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

Policy CS10 (Sustainable Design)

C) Development Management Policies June 2013

Design and Heritage

DM2.1 Design

DM2.2 Inclusive Design

Shops, Culture and Service

DM4.12 Social and Strategic infrastructure and cultural facilities

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

The following SPGs and/or SPDs are relevant:

Islington Council Guidance

- Conservation Area Design Guidelines
- Green Construction
- Inclusive Landscape Design
- Environmental Design SPD
- Streetbook SPD
- Urban Design Guide

London Plan

- Accessible London: Achieving an Inclusive Environment
- Sustainable Design & Construction
- Providing for Children and Young Peoples Play and Informal Recreation
- Planning for Equality and Diversity in London