

PLANNING COMMITTEE REPORT

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

<b>PLANNING SUB-COMMITTEE A</b>		
<b>Date:</b>	8 September 2016	<b>NON-EXEMPT</b>
Application number	P2016/0524/FUL	
Application type	Full Planning Application	
Ward	Clerkenwell	
Listed building	Unlisted	
Conservation area	New River Conservation Area	
Development Plan Context	Central Activities Zone (CAZ), Angel Town Centre, Angel & Upper Street Core Strategy Key Area, Article 4(2) New River Conservation Area	
Licensing Implications	None	
Site Address	22A Arlington Way, Islington, London, EC1R 1UY	
Proposal	Demolition of existing part single/part two-storey office building and erection of a part single/part two-storey building and basement level excavation to provide additional B1 Office floorspace.	
Case Officer	Tom Broomhall	
Applicant	Mr Richard Collier	
Agent	Mrs Elisa Lam - Amin Taha Architects 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 hatched in black)**



3. PHOTOS OF SITE/STREET



Image 1: Aerial view of the site from directly above the site

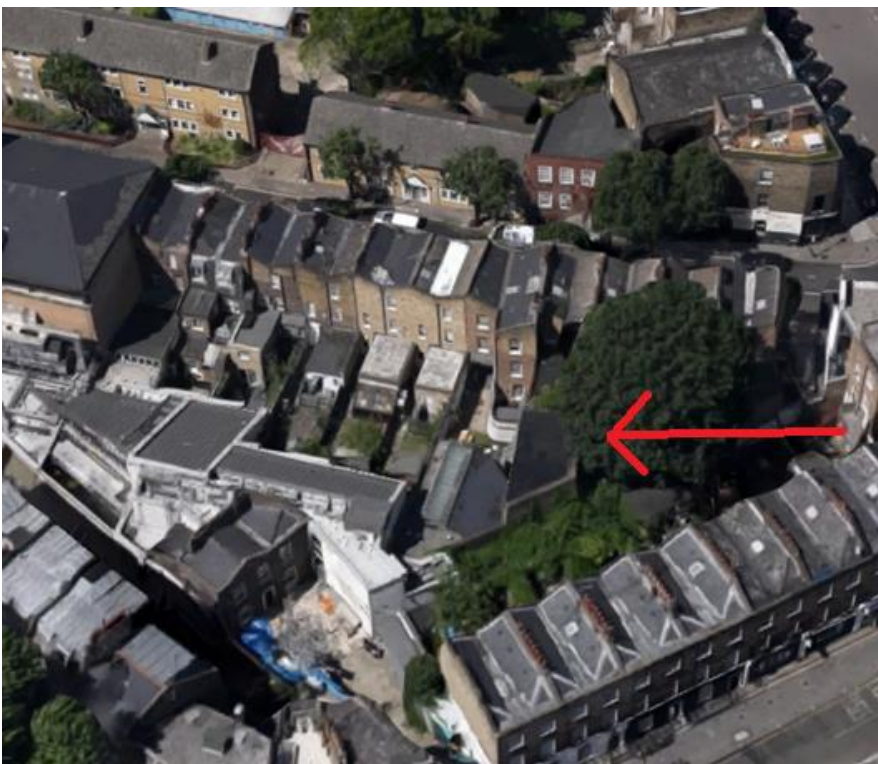


Image 2: Looking into the site in an Westerly direction



Image 3: View of existing part single/part two-storey building



Image 4: View looking east of flat roof over existing single storey element of the building

## **4. SUMMARY**

- 4.1 Planning permission is sought for the demolition of the existing part single/part two-storey office building and erection of a part single/part two-storey building and basement level excavation to provide an uplift of 125.3 square metres of B1 Office floorspace across the site.
- 4.2 The application is brought to committee because of the number of objections received.
- 4.3 The main issues arising from the application are the impact of the design and appearance of the new building on the character and appearance of the New River Conservation Area, the impact on the setting of neighbouring Grade II Listed Buildings, the impact of basement development, and the impact on the amenities of the adjoining and surrounding residential properties.
- 4.4 It is considered that the proposed development would be acceptable in visual terms and would have no harmful impact on the setting of neighbouring Grade II Listed Buildings or on the character and appearance of the surrounding New River Conservation Area. The proposed basement excavation would have no adverse effects on the existing landscaping and biodiversity value of the site. As such, the proposed development raises no concerns with reference to sustainability, energy efficiency and trees. The impact on the amenities of the adjoining and surrounding properties is considered to be acceptable.
- 4.5 The proposal is therefore considered acceptable and it is recommended that the application is approved subject to conditions.

## **5. SITE AND SURROUNDING**

- 5.1 The application site contains a modern part single/part two-storey building, which is located to the rear of properties along Arlington Way, St John Street and Rosebery Avenue. The site is not visible from the public realm and it is accessed via a narrow undercroft from Arlington Way. The building is currently in B1 office use.
- 5.2 The site is surrounded by Grade II listed buildings, which include a three-storey terrace (Nos. 18 – 27) Arlington Way and three storey over basement terraces at St John Street (Nos. 383 – 399).
- 5.3 The site is located within the Article 4 New River Conservation Area and forms part of Angel Town Centre and the Central Activities Zone (CAZ). The surrounding area is characterised by mixed uses, comprising commercial, office and residential properties.

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

- 6.1 The application comprises the demolition of the existing part single part two-storey office building and erection of a part single part two-storey office building with a height, scale and massing which is marginally below that of the existing building. The replacement building would remove the existing sloping glazed roof of the single storey building and sit no higher than the existing parapet walls on the perimeter of the site. The replacement building would have a marginally larger massing and footprint within the centre of the site, by reason that it would include a new canopy extension at the ground floor entrance. The new glazed canopy would adjoin with the existing boundary wall of the rear of 22 Arlington Way and sit at a level below the height of the

top of the wall. The building's facades would combine stock brick and perforated bronze panels.

- 6.2 The new building would contain a two part green roof over the two storey element and half the remaining single storey roof, with glazing over the remaining central part of the single storey building. The existing side courtyard (south side of the site) would be retained as a garden with soft landscaping.
- 6.3 The application also proposes single storey basement level excavation within the footprint of the new building at a depth of 3 metres to create additional office floorspace.
- 6.4 The proposal is car free and proposes the creation of five cycle parking spaces in the access way.
- 6.5 During the course of the application additional information was submitted to address concerns raised by the Sustainability Officer and Building Control Officer. An additional proposed works survey drawing was provided indicating the position of soft landscaping, external boundary walls to be retained and underpinning. The submitted Construction Method Statement has been revised to accurately reflect the single level and entirely commercial basement excavation, a Flood Risk Assessment has been submitted and a drawing indicating the operation of mechanical ventilation has also been provided.

## **7. RELEVANT HISTORY:**

### **Planning Applications:**

- 7.1 992071 - Retention of studio/office use with alterations to front courtyard including provision of timber decking to floor, balcony, and white fabric canopy. Approved on the 28/02/2000.
- 7.2 P2015/1090/FUL - Demolition of existing building and the construction of a new building over lower basement, basement, ground and first floor levels to provide business floor space (Class B1a) and one self-contained residential unit (Class C3). Withdrawn on the 24/11/2015.
- 7.3 P2014/4982/FUL - Demolition of existing building and the construction of a new building over lower basement, basement, ground and first floor levels to provide business floor space (Class B1a) and one self-contained residential unit (Class C3). Withdrawn on the 02/02/2015.

### **Pre-Planning Application:**

- 7.4 Q2013/0585/MIN – Pre-application for a material change of use from B1 to a mixed use comprising B1 and C3 uses involving excavation works to construct a two-storey basement. Pre-application advice completed on the 05/04/2014.

### **Enforcement:**

None.

## 8. CONSULTATION

### Public Consultation

- 8.1 Letters were sent to occupants of 56 adjoining and nearby properties at Arlington Way, St John Street and Rosebery Avenue, on the 4<sup>th</sup> April 2016 and site and press notices were displayed on 7<sup>th</sup> April. The public consultation of the application therefore expired on the 28<sup>th</sup> April 2016. However, it is the Council's practice to continue to consider representations made up until the date of a decision.
- 8.2 A total of six letters of objection were received in response to the consultation. The following issues were raised (and paragraph numbers responding to the issues are included in brackets).
- (i) Development would result in an over-development of office space [para. 10.3]
  - (ii) Development would have a harmful effect on the New River Conservation Area [para. 10.12 and 10.13].
  - (iii) Development would affect the natural light to neighbouring properties at 383-389 St John Street [para. 10.18].
  - (iv) Development would affect the residential amenities of neighbouring residents in terms of noise [para. 10.19].
  - (v) Development would not meet sustainability design guidelines [para. 10.22].
  - (vi) Development would lead to an increase in traffic to the area [para. 10.26].
  - (vii) Development would damage the party walls and foundations of neighbouring properties [para. 10.18]

### External Consultees

- 8.3 Historic England – No comments.

### Internal Consultees

- 8.4 Design and Conservation Officer: Requests full details of all materials so that the appropriateness can be fully assessed and a condition ensuring no underpinning to adjoining listed structures. No objections subject to these conditions.
- 8.5 Sustainability Officer: No objections to the Structural Report and Flood Risk Assessment subject to conditions regarding details of Green Roof, Landscaping Plan and Construction Method Statement.
- 8.6 Tree Officer: No objections.
- 8.7 Inclusive Design Officer: Initial objections raised by reason that no step free access was provided between the ground floor and the basement and first floor level. However, drawings have been amended and a lift for disabled access would be provided between all three office floor spaces.
- 8.8 Acoustic Officer: No objection

8.9 Building Control Officer: No objection

## 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 and Planning Policy Guidance (PPG) seek to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF and PPG are material considerations and have 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, Finsbury Local Plan 2013 and Site Allocations 2013. The policies of the Development Plan are considered relevant to this application and are listed at Appendix 2 to this report.

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

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

### **Designations**

9.4 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:

- New River Conservation Area
- Angel Town Centre
- Central Activities Zone
- Mayor's Protected Vista

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

9.5 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
- Basement Excavation
- Design and Conservation
- Neighbouring Amenity
- Sustainability
- Transport
- Inclusive Design
- Trees



## **LAND USE:**

- 10.2 The proposal maintains the existing B1 office use and would result in the uplift of approximately 125.3 square metres of floor area of B1 office floorspace. The site falls within a Town Centre and policy DM5.1 of the Islington's DMP (2013) is particularly relevant. Policy DM5.1 encourages the intensification and modernisation of existing business floorspace. Given that the scheme maximises the existing B1 use within the site, the proposed development is acceptable in pure land use terms.
- 10.3 Objections were received concerning an over-intensification of existing B1 floor space. However the additional floor area would be positioned at basement floor level, existing access would remain unaltered and given the small scale nature of the office use, whilst in a tightly constrained site, the proposed uplift in floorspace would not lead to unreasonable levels of disturbance to neighbouring residents.

## **BASEMENT EXCAVATION:**

- 10.4 The proposed single storey basement level excavation at a depth of 3 metres covers the entire area of the existing building's footprint and an additional area of approximately 15 square metres across the front of the existing single storey building within the site.
- 10.5 The Basement Development SPD sets out that on commercial and mixed use redevelopment schemes with proposed basements, the extent of basement development should be commensurate to the site context and building design. Sites within commercial areas such as the Central Activities Zone often contain buildings built up to the boundary. Any basement component of the scheme should be designed to avoid adverse impacts to sensitive sites, building, trees and other structures that may be affected by the construction of the proposed development. Areas of landscaping proposed should be designed as deep soil landscaping with natural drainage and no basement or other impermeable structure underneath. The SPD also sets out that basements should generally not exceed 1 storey in depth, and not exceed 3m floor to ceiling height.
- 10.6 The extent and depth of the proposed basement excavation is considered to be proportionate in scale to the existing above ground portion of building without unduly intensifying the use of a site and therefore meets the requirements of the SPD.
- 10.7 The information provided in the Structural Report and Flood Risk Assessment is considered to demonstrate that the proposals would not result in adverse structural impacts on the surrounding buildings and accords with the requirements of the Basement Development SPD.

## **DESIGN AND CONSERVATION:**

- 10.8 The site is considered sensitive, by reason that it is positioned between Grade II listed terrace Buildings at Arlington Way and Rosebery Avenue and its location in the New River Conservation Area. The New River Conservation Area Design Guidance states how the Council will only consider redevelopment of more recent buildings within the area if the building improves the appearance of the area.

- 10.9 From the surrounding area, the replacement building will appear marginally reduced in bulk and massing. The proposal therefore follows the advice that was given at pre-application stage (Ref. Q2013/0585/MIN), which mentions that, any additional massing and height to the existing building would be resisted, by reason of the sensitive character of the site and its proximity to listed terraces on both sides.
- 10.10 In terms of particular design, policies DM2.1 and DM2.3 of the Islington's Development Management Policies (2013) support any form of development that reinforces or complements the immediate setting, in terms of particular architectural language, surrounding heritage assets, spatial patterns and overall character of a site. The proposed building would have simple geometric lines and would introduce modern materials consisting of perforated metal screening, which would remain sensitive to the immediate setting, by virtue of the modest height of the proposed building. As advised by the Design and Conservation Officer, the introduction of a green roof would be welcomed, as this would give the impression of a garden rather than a built form when viewed from the upper floor levels of neighbouring buildings at Arlington Way and St John Street.
- 10.11 Overall, the proposed development would be acceptable in terms of design and scale and would be consistent with policies CS8 and CS9 of Islington's Core Strategy 2011, policies DM2.1 and DM2.3 of Islington's Development Management Policies (June 2013) and the New River Conservation Area Design Guidelines.
- 10.12 Objections were received concerned that the proposal would have a harmful effect on the New River Conservation Area. However given that the building would be reduced in height from the existing and the proposed first floor element would sit on the same position as the existing first floor element, the proposed replacement of the building would appear marginally reduced in bulk from outside of the site. The part single part two-storey building would remain subservient to neighbouring listed terraces and would have no dominating impact when viewed from both sides of the site.
- 10.13 Consideration is also given to the secluded character of the site, the proposed development would be compatible with the enclosed setting and would be seen as an unobtrusive form of development within this part of the New River Conservation Area. Whilst the development would introduce a modern geometric design with finishing in bronze panels, the replacement of the building would not be harmful to the sensitive character of the site and its proximity to listed terraces. As a result the visual appearance would not harm the character and appearance of the conservation area or harm the integrity and setting of neighbouring listed terrace buildings.

#### **NEIGHBOURING AMENITY:**

- 10.14 The replacement building will appear marginally reduced in terms of visual bulk, massing and height from the adjoining and surrounding properties. The increased massing would be located at ground floor level in the centre of the site below the adjoining boundary wall of no. 22 Arlington Way and hidden from views outside of the site. As a result the proposed replacement building would have no harmful impact on neighbouring amenity in terms of loss of outlook or sense of enclosure.
- 10.15 A Daylight and Sunlight Report has been submitted with the application, which relates to the previously submitted scheme which proposed larger bulk than the current application. This report assesses the effects of the proposed replacement building on the windows of neighbouring residential properties. The report concludes that the

larger building would have had no harm on sunlight/daylight and all neighbouring windows comply with the BRE recommendations. As such the marginal reduction in height and massing from the existing building would not therefore have an unacceptably harmful impact on levels of daylight and sunlight of the neighbouring properties and is therefore acceptable in this regard.

- 10.16 The building would have no external windows, as the proposed scheme involves a glazed roof element on the centre of the building, which would include an atrium that would provide internal illumination at ground and basement floor levels. In the absence of external windows, the proposed building would have no ability to overlook the rear gardens and windows of neighbouring residential properties. The retention of the existing courtyard as a garden space is welcomed.
- 10.17 Therefore the proposed replacement building would have no material impact on the residential amenities of neighbouring properties at St John Street, Rosebery Avenue and Arlington Way and is acceptable in accordance with policy DM2.1 of the Islington Development Management Policies.
- 10.18 Objections have been received concerning the impact of, damage to and raising of party walls on daylight to adjoining and surrounding properties on the rear of St John's Street. However as shown on drawing number 202-1005 the existing internal party walls would be retained and underpinned only if necessary. As noted, the site does not directly adjoin the rear gardens of properties at St John Street.
- 10.19 An objection has been received concerned that the courtyard would generate noise. However the courtyard only has 24 square metres in floor area. Given that there is no change to the existing B1 office use on the site, it is considered that the proposed open space and increase in the intensity of the use would not cause unreasonable levels of disturbance and harm neighbouring amenity in terms of noise.
- 10.20 Due to the above considerations, the proposed development would not harm the amenities of neighbouring occupiers and would be consistent with policy DM2.1 of the Islington's Development Management Policies (2013).

#### **SUSTAINABILITY:**

- 10.21 The site is not within a Local Flood Risk Zone and the proposed basement extension would measure 3 metres in depth. Given that the existing courtyard at the side would be retained as a garden and that the scheme would introduce a green roof, the proposal is considered in principle acceptable and raises no objections from the Sustainability Officer. Although the site is not within a Local Flood Risk Zone, the submission includes a Flood Risk Assessment that confirms that the development would not result in substantial risk of flooding.
- 10.22 An objection was received expressing concern that the proposed development would not meet sustainability design guidelines. However the proposed basement would not result in a significant loss of the site's open space/open aspect, by reason that the proposed replacement building would have a similar footprint as the existing and the basement would not occupy original garden/unbuilt area within the site. Furthermore consideration is given to the proposal retaining the side garden area and incorporating a green roof. As a result the proposed building would not harm the existing landscaping and biodiversity value of the site and its surrounding setting.

10.23 Planning permission is therefore recommended subject to conditions requiring a Construction Management Plan, a Landscaping Plan and details of the proposed Green Roof, in order to ensure that all aspects in connection to biodiversity, ground water flow, drainage and ground movement are covered.

#### **TRANSPORT:**

10.24 The site has a Public Transportation Accessibility Level (PTAL) of 6a, which is classified as 'excellent'. The site is within walking distance to Angel Tube Station and numerous bus routes. The proposed development would not include the provision of off street parking and the development is car free.

10.25 The scheme includes the provision of five cycle parking spaces in accordance with policy DM8.4 (Walking and Cycling) which is designed at an acceptable standard and conveniently located at entrance level.

10.26 An objection has been received concerned that the proposal would result in an increase in traffic. However the redevelopment of the site does not provide additional vehicle parking on site. Consideration is given to the sustainable location of the site in a central location with excellent transport links. As a result there is no evidence to suggest that the proposals would result in an increase in existing levels of traffic. As a result the proposal is acceptable in accordance with policy DM8.5 of the Islington Development Management policies.

#### **INCLUSIVE DESIGN:**

10.27 The proposed building would provide level access at ground floor level and an accessible WC and office space at entrance level. The stepped lateral links between the ground floor and the floors above and below did not provide (initially) step-free alternatives.

10.28 Due to these concerns, the plans were amended and the scheme would now contain a lift that would provide disabled access between the three proposed floor levels. In light of the modifications, the Inclusive Design Officer raises no objections against the proposed development and the scheme is consistent with policy DM2.2 of the Islington's Development Management Policies (2013).

#### **TREES:**

10.29 The Arboricultural Impact Assessment has been reviewed by the Tree Officer, who considers that the details are sufficient to conclude that any impact on adjacent trees would be minimal. As advised, the development would be acceptable and would cause no undue harm on landscaping or trees.

## **11 SUMMARY AND CONCLUSION**

### **Summary**

11.1 The application seeks permission for the replacement of a part single part two-storey building that would have similar massing, height and position as the existing building. The proposed basement excavation works to form a lower ground floor extension would not harm the site's open space, landscaping and drainage margins of the site.

- 11.2 The proposed office accommodation would provide an adequate layout and access to sunlight/daylight and would be in accordance with the Council's objectives and planning policies. The principle of extending existing B1 office use on the site is considered acceptable and consistent with policy Core Strategy Policy CS13 (Employment Spaces).
- 11.3 The impact on neighbours has been assessed and the development would not harm the amenities of neighbouring residents in terms of loss of daylight or outlook, enclosure or privacy.
- 11.4 The proposal is considered to be acceptable in accordance with the Islington Development Plan Policies and Supplementary Planning Documents.

### **Conclusion**

- 11.5 It is recommended that planning permission be granted subject to conditions as 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:

<b>1</b>	<b>Commencement (Compliance)</b>
	<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>
<b>2</b>	<b>Approved plans List (Compliance)</b>
	<p>DRAWING AND DOCUMENT NUMBERS: The development hereby approved shall be carried out in accordance with the following approved plans and documents:</p> <p>202-100 (Rev. E), 202-200 (Rev. F), 202-201 (Rev. F), 202-400 (Rev. F), 202-401 (Rev. F), 202-511 (Rev. B), 202-1000 (Rev. M), 202-1001 (Rev. M), Proposed First Floor Plan 202-1002 (Rev. K), Proposed Roof Plan 202-1002 (Rev. D), 202-1005 (Rev. M), 202-1200 (Rev. J), 202-1201 (Rev. H), Proposed South Elevation 202-1503 (rev. E), Comparative South Elevation 202-1503 (rev. E), Comparative West Elevation dated 29.01.16 ref: 202-1504 (Rev. E), Comparative West Elevation – Existing West Elevation Proposed West Elevation dated 29.01.16 ref: 202-1504 (Rev. E), Comparative North Elevation 202-1505 (Rev. E), Comparative North Elevation – Existing North Elevation Proposed North Elevation 202-1505 (Rev. E), Comparative East Elevation 202-1506 (Rev. E), Comparative East Elevation Existing East Elevation Proposed East Elevation 202-1506 (Rev. E), 202-1507 (Rev. E), 202-1508 (Rev. E), 202-1509 (Rev. E), 202-1510 (Rev. E), 202-1201 (Rev.I) – MLM 14/07/16 SJS Arlington Way Ventilation Scheme, Design and Access Statement (dated February 2016), Heritage Statement (dated October 2014), Daylight and Sunlight Report (dated 05 November 2014), Arboricultural Impact Assessment (dated 24 February 2015), Planning Statement Energy Assessment (dated 04 November 2014), Construction Method Statement (Ref. J2828-Doc-01 Revision P1), Flood Risk Assessment (ref: J2828-Doc-02 Revision P1), Letter from Amin Taha Architects Ltd dated 20.05.16 ref: 202/3.1.4/EL</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>
<b>3</b>	<b>Materials (Details)</b>
	<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) perforated metal screening;</li><li>b) Reclaimed Stock Brick;</li><li>c) Privacy Glazing;</li><li>d) any other materials to be used.</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>
<b>4</b>	<b>Green Biodiversity Green Roof (Details)</b>
	<p>CONDITION: Details of the biodiversity green roof 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 be:</p> <ul style="list-style-type: none"> <li>d) biodiversity based with extensive substrate base (depth 80-150mm);</li> <li>e) laid out in accordance with plan 202-1002 hereby approved; and</li> <li>f) 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).</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>5</b>	<b>Landscaping (Details)</b>
	<p>LANDSCAPING (DETAILS): 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"> <li>a) An updated Access Statement detailing routes through the landscape and the facilities it provides;</li> <li>b) Existing and proposed underground services and their relationship to both hard and soft landscaping;</li> <li>c) Proposed trees: their location, species and size;</li> <li>d) Soft plantings: including grass and turf areas, shrub and herbaceous areas;</li> <li>e) Hard landscaping: including ground surfaces, kerbs, edges, ridge and flexible pavings, unit paving, furniture, steps and if applicable synthetic surfaces; and</li> <li>i) Any other landscaping feature(s) forming part of the scheme.</li> </ul> <p>All landscaping in accordance with the approved scheme shall be completed / planted during the first planting season following practical completion of the development hereby approved. The landscaping and tree planting shall have a two year maintenance / watering provision following planting and any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of completion of the development shall be replaced with the same species or an approved alternative to the satisfaction of the Local Planning Authority within the next planting season.</p>

	<p>The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such.</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>	<b>Construction Method Statement (Details)</b>
	<p>CONDITION: 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> <ul 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> </ul> <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>
<b>7</b>	<b>Non-Standard Condition (compliance):</b>
	<p>CONDITION: Notwithstanding the approved floor plans, a lift should be installed in order to provide disabled access between the approved three floor levels. These details should be in accordance to un-numbered floor plans for basement, ground and first floor levels, which illustrate the proposed position of the lift.</p> <p>REASON: In the interest of securing the provision of an appropriate office floor space that secures disabled access to different floor levels.</p>
<b>8</b>	<b>Details of glazed canopy</b>
	<p>CONDITION: Details of the exact position, extent and external materials of the proposed glazed canopy shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of associated works on site.</p> <p>REASON: To ensure that the development does not adversely impact on neighbouring residential amenity.</p>
<b>9</b>	<b>No underpinning to any listed structures</b>
	<p>CONDITION: No underpinning shall take place to any of the adjoining or adjacent listed structures as a result of the proposed works.</p> <p>REASON: In order to safeguard the special architectural or historic interest of the heritage asset.</p>



## Informative:

1	<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. 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 accordance with the NPPF.</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.

### 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

- Policy 5.3 Sustainable Design and Construction
- Policy 5.10 Urban Greening
- Policy 5.12 Flood Risk Management
- 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

#### B) Islington Core Strategy 2011

- Policy CS5 (Angel and Upper Street)
- Policy CS8 (Enhancing Islington's Character)
- Policy CS9 (Protecting and Enhancing Islington's Built and Historic

Environment)  
Policy CS13 (Employment Spaces)

**C) Development Management Policies June 2013**

DM2.1 Design  
DM2.2 Inclusive Design  
DM2.3 Heritage  
DM5.1 New Business Floorspace  
DM6.5 Landscaping, trees and biodiversity  
DM8.4 Walking and Cycling

**3. 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: Hillmarton Conservation Area

**4. Supplementary Planning Guidance (SPG) / Document (SPD)**

The following SPGs and/or SPDs are relevant:

- Islington Local Development Plan
- Conservation Area Design Guidelines – New River
- Urban Design Guide
- Basement Development SPD