

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 B		
Date:	3 rd October 2016	NON-EXEMPT

Application number	P2016/2865/FUL
Application type	Full Planning (Council's Own)
Ward	Caledonian Ward
Listed Building	No
Conservation Area	None.
Licensing Implications Proposal	N/A
Site Address	Car Park Area, Centurion Close, London, N7
Proposal	Redevelopment of the car park at Centurion Close involving the erection of a 4-storey building consisting of 8 x 2-bed flats for social rent with associated balconies and gardens, cycle and refuse storage and improvements to the public realm.

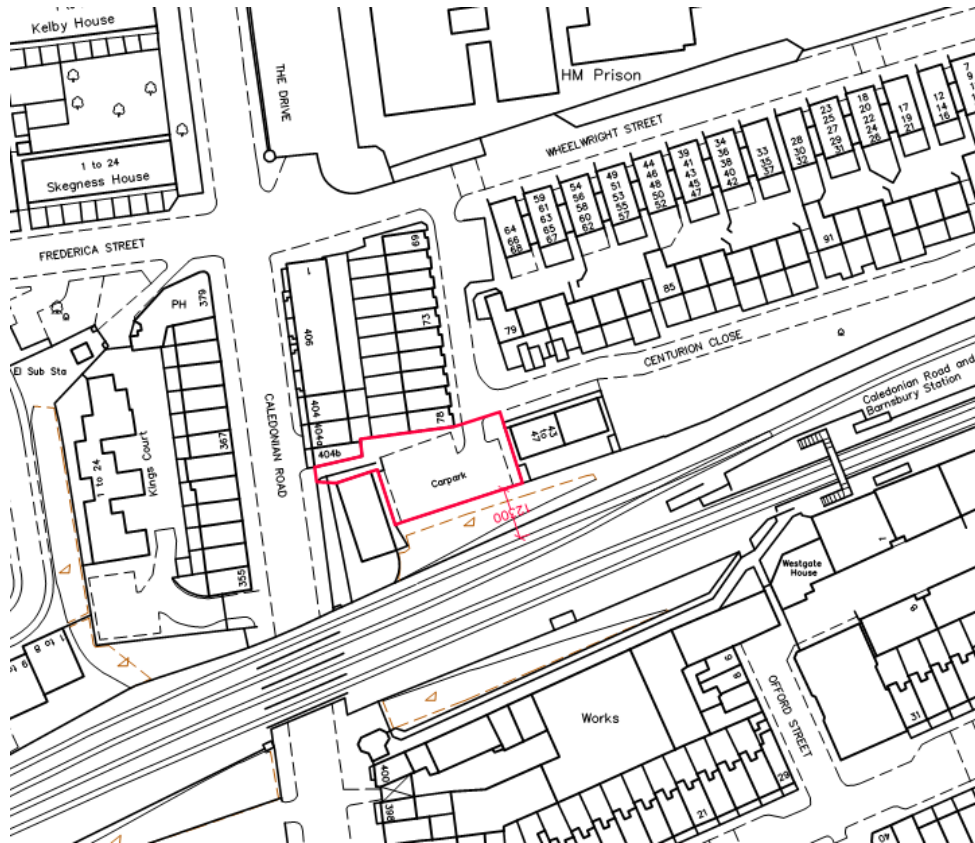
Case Officer	Stefan Sanctuary
Applicant	Islington Council
Agent	Islington Architects

1. RECOMMENDATION

The Committee is asked to resolve to **GRANT** planning permission:

1. subject to the conditions set out in Appendix 1;
2. conditional upon the prior completion of a Directors' Agreement securing the heads of terms as set out in Appendix 1.

2 SITE PLAN (SITE OUTLINED IN BLACK)



3 PHOTOS OF SITE/STREET

Image 1: Birdseye View of the site

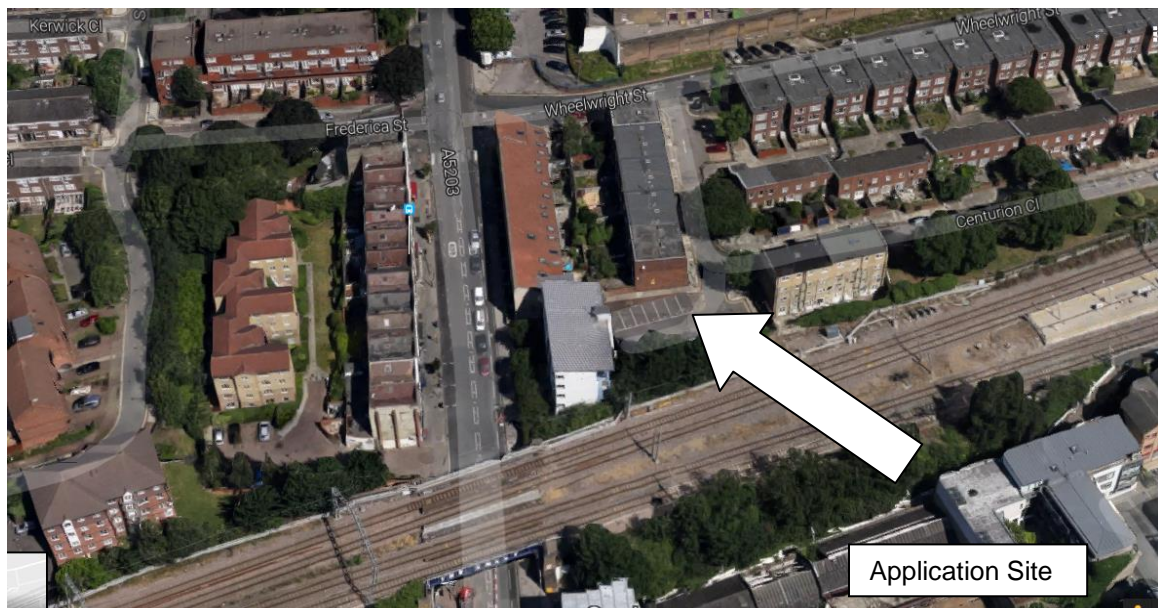


Image 2: View of subject site from Centurion Close looking south-west



Image 3: Looking west within application site



Image 4: Looking north within application site



4 SUMMARY

- 4.1 The application seeks permission for the redevelopment of the car park at Centurion Close involving the erection of a 4-storey building consisting of 8 x 2-bed flats for social rent with associated balconies and gardens, cycle and refuse storage and improvements to the public realm.
- 4.2 The main considerations are the impact of the development on the character and appearance of the area as well as the residential amenity of the neighbouring occupiers and the quality of residential accommodation provided for future residents. The loss of existing car parking spaces as well as the impact of movement across the site will also need to be considered.
- 4.3 The subsequent sections of the report consider the design and appearance of the proposal and how it responds to the existing context. The report also assesses the impact on neighbours and concludes that while the development would have an impact on the adjoining neighbouring properties' amenity in terms of loss of light and sense of enclosure, the impacts are not considered significant enough to warrant a refusal. Moreover, the substantial planning benefits of providing good quality social rented accommodation are considered to outweigh the negative impacts resulting from the development.
- 4.4 The redevelopment of the site does not provide vehicle parking on site and the occupiers will have no ability to obtain car parking permits, in accordance with Islington Core Strategy policy CS10 Section H which identifies that all new development shall be car free. The site also has sufficient space for cycle storage in accordance with the Council's policies.
- 4.5 Finally, the residential units will be solely used for social housing and secured by a Directors' Agreement. The proposal is thus considered to be acceptable and broadly in accordance with Development Plan policies.

5 SITE AND SURROUNDING

- 5.1 The application site comprises a car parking area, which is accessed via a vehicular entrance from Centurion Close. To the west, the site is bordered by Ponders Bridge House, a modern apartment block with access from Caledonian Road. To the north-west and north-east are the terraced houses of Caledonian Road and Century Mews, while neighbouring the site to the east is a four storey apartment building. The site is bordered by Network Rail railway lines to the south.
- 5.2 The area is characterised by relatively low-rise post-war residential properties as well as a significant amount of railway infrastructure. The immediate context offers little in the way of architectural or design quality and there are no heritage assets in the surrounding area.
- 5.3 The site is currently accessed via Centurion Close, a private estate road, which itself is accessed from Wheelwright Street. There is a potential route to the site from Caledonian Road which would provide pedestrian access, though this is currently fenced off.

6 PROPOSAL (in Detail)

- 6.1 The application involves the redevelopment of the car park at Centurion Close involving the erection of a 4-storey building consisting of 8 x 2-bed flats for social rent with associated balconies and gardens cycle and refuse storage and improvements to the public realm.
- 6.2 The proposal is for a brick building with overhanging balconies at 1st floor level and a set-back metal-clad top floor. The building's main entrance would be from Centurion Close, with access to cycle storage, plant and refuse storage provided in the space between the proposed building and Ponders Bridge House. A new landscaped area with further cycle storage is proposed providing a new pedestrian route along Ponder Street to Caledonian Road.
- 6.3 At ground floor level, the proposed building includes two 2-bed flats on either side of the main entrance and lift / stair core. The two flats have their own private entrance via a small front garden and both have access to private rear gardens. The lift and stair core provides access to the upper floors which each contain two 2-bed flats with private balconies or roof terraces. At roof level the proposed building includes solar panels and an area of green roof to address energy and sustainability requirements.

7 RELEVANT HISTORY

Planning Applications

- 7.1 There is no planning application history relevant to the development or the site.

Enforcement

- 7.2 None

Pre- Application Advice

- 7.3 The applicants sought pre-application advice on this proposal. The proposal has been informed by the advice provided at pre-application stage.

8 CONSULTATION

Public Consultation

- 8.1 A total of 87 letters were sent to occupants of adjoining and nearby properties on Centurion Close, Caledonian Road, Ponder Street and Ponders Bridge House on the 26th July 2016. A site and press notice was also displayed. The public consultation of the application expired on 25th August 2016 however it is the Council's practice to continue to consider representations made up until the date of a decision.

- 8.2 No letters of representation were received from members of the public in response to the consultation.

Internal consultees

- 8.4 **Access Officer:** The following comments were made:

- The applicant is reminded that all new homes should be designed to meet the Category 2 of the National Housing Standard and the environment designed in line with the principles of inclusive design as set out in LPP 7.2 and DMP

2.2 and described in detail in our Inclusive Design SPD. *This would be subject to condition.*

- It is stated that stairs are 1000mm wide – this is insufficient. *The proposal has been amended to achieve this.*
- Provision should be made for safe drop off, the storage and charging of mobility scooters, accessible cycle parking etc. *This is now achieved and subject to condition.*

8.5 **Design & Conservation:** No objections have been raised to the proposal.

8.6 **Tree Preservation Officer:** No objections were raised by the tree preservation officer.

8.7 The **Energy Officer** made the following observations:

We recommend the application is not approved until further evidence has been submitted and approved covering:

- Cooling hierarchy / minimisation of overheating risk;
- Details on future-proofing of communal heating system for connection to a network;
- Confirmation of overall heating and hot water loads for the development;

We recommend a revised Sustainability Statement with appended feasibility studies is submitted. *A revised Sustainability Statement has now been submitted.*

8.8 **Transport Planning** raised no objection.

8.9 **Highways** raised no objection.

8.10 **Refuse and Recycling** provided support for the proposal and the refuse / recycling strategy.

8.11 The **Sustainability Officer** raised no objection.

External consultees

8.12 **Thames Water** were consulted and raised no objection subject to relevant conditions on waste and water infrastructure.

8.13 The **Crime Prevention Design Officer** was consulted and raised no objection.

8.14 **Network Rail** were consulted due to the proximity of the railway to the subject site. A number of conditions were recommended to safeguard the railway infrastructure during the construction and operation of the development.

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 along with the associated NPPG are material considerations and have been taken into account as part of the assessment of these proposals. Since March 2014 National Planning Practice Guidance for England has been published on line and has been considered as part of the assessment of these proposals.
- 9.3 On 1 October 2015 a new National Standard for Housing Design was introduced, as an enhancement of Part M of the Building Regulations, which will be enforced by Building Control or an Approved Inspector. This was brought in via
- Written Ministerial Statement issued 25th March 2015
 - Deregulation Bill (amendments to Building Act 1984) – to enable ‘optional requirements’
 - Deregulation Bill received Royal Assent 26th March 2015

Development Plan

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

Supplementary Planning Guidance (SPG) / Document (SPD)

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

10 ASSESSMENT

- 10.1 The main issues arising from this proposal relate to:
- Land use;
 - Design and appearance
 - Neighbouring amenity impacts;
 - Quality of resulting accommodation and dwelling mix;
 - Transport and highways;
 - Sustainability
 - Accessibility;
 - Landscaping;
 - Section 106.

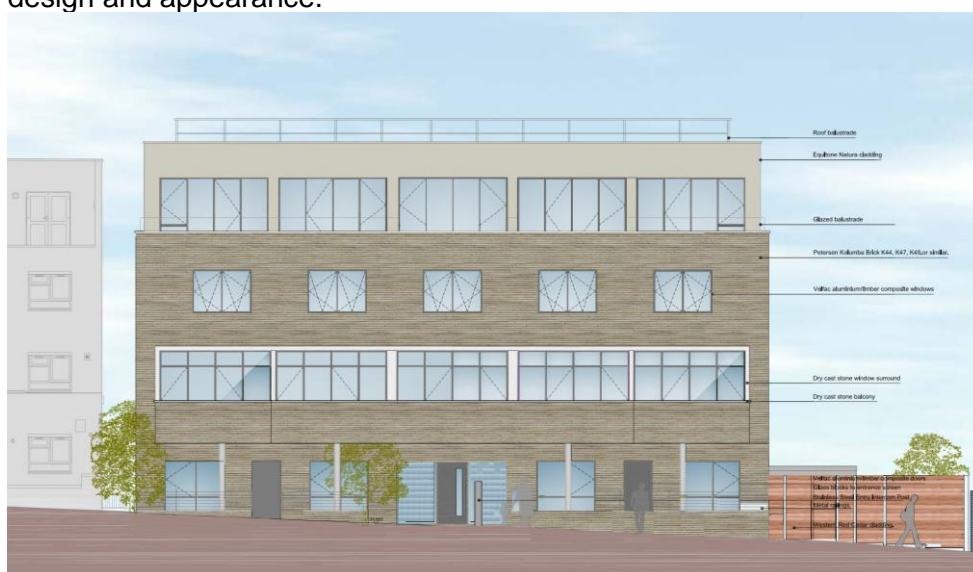
Land use

- 10.2 The site is within a residential area with a mixture of post-war apartments and terraced houses characterising the immediate vicinity. The car parking area on which the new houses are proposed was previously used by occupiers of the surrounding residential properties, though it is now vacant. The loss of this car parking area is not considered to be contrary to planning policy, in particular Development Management Policy DM8.5, which seeks for all new developments to be car free.

- 10.3 The principle of the proposal, which seeks to deliver 8 homes for social rent, would comply with Policies 3.3 (Increasing housing supply) 3.4 (Optimising housing potential) of the London Plan 2015, Policy CS12 (Meeting the housing challenge) of Islington's Core Strategy 2011 and Development Management Policy DM3.1 (Mix of housing sizes). The principle of the proposal is considered acceptable subject to complying with the remaining issues dealt with in this report.

Design and Appearance

- 10.4 Islington's Planning Policies and Guidance encourage high quality design which complements the character of an area. In particular, Policy DM2.1 of Islington's adopted Development Management Policies requires all forms of development to be of high quality, incorporating inclusive design principles while making a positive contribution to the local character and distinctiveness of an area based upon an understanding and evaluation of its defining characteristics. Furthermore, developments are required to improve movement through the area and repair fragmented urban form.
- 10.5 The site is situated within a predominately residential area with very little by way of architectural or historical value in the surrounding context. Buildings in the vicinity are generally dark brick post-war buildings ranging from between three and five storeys in height. Within this context, the proposed 4-storey brick-built apartment building is considered appropriate.
- 10.6 The overhanging balconies with supporting pillars are not particularly contextual, but nor is it considered wise to reference the surrounding architecture. Because of the more generous floor-to-ceiling heights, the top parapet of the proposed building would slightly exceed that of the neighbouring 4-storey building, but the top floor would be sufficiently set back in order to lessen its impact.
- 10.7 The type of brick proposed (Petersen Kolumba) is considered to be of high quality, but the precise brick colour and shade would be reserved by condition in order to get the appearance of the building right. The area is characterised by somewhat drab and heavy architecture and materials and thus, it is important to achieve a warmer, possibly lighter, finish to the proposed building. Similarly, the precise detail of the remaining materials such as the stone surrounds, window frames, bronze cladding and glazed balustrades will be reserved by condition to achieve the most appropriate design and appearance.



Front elevation

- 10.8 The application proposes to open up the route from Centurion Close to Caledonian Road known as Ponder Street, which is currently fenced off. The proposal introduces new soft landscaping along this route as well as a cycle storage area, new lighting and new paving.



Landscape Layout

- 10.9 The success of this development will be dependent on the quality of materials proposed. Details of materials would be required by condition in the event that planning permission is granted. The proposal is considered to be consistent with the aims of Council objectives on design and in accordance with policies 7.4 (Character), 7.6 (Architecture) of the London Plan 2015, CS8 (Enhancing Islington's character) of the Core Strategy 2011 as well as Development Management Policy DM2.1.

Neighbouring Amenity

- 10.10 All new developments are subject to an assessment of their impact on neighbouring amenity in terms of loss of daylight, sunlight, privacy and an increased sense of enclosure. A development's likely impact in terms of air quality, dust, safety, security, noise and disturbance is also assessed. The proposal is subject to London Plan Policy 7.14 and 7.15 as well as Development Management Policies DM2.1 and DM6.1 which requires for all developments to be safe and inclusive and to maintain a good level of amenity, mitigating impacts such as noise and air quality.
- 10.11 Moreover, London Plan Policy 7.6 requires for buildings in residential environments to pay particular attention to privacy, amenity and overshadowing. In general, for assessing the sunlight and daylight impact of new development on existing buildings, Building Research Establishment (BRE) criteria is adopted. In accordance with both local and national policies, consideration has to be given to the context of the site, the more efficient and effective use of valuable urban land and the degree of material impact on neighbours.

Daylight:

- 10.12 The loss of daylight can be assessed by calculating the Vertical Sky Component (VSC) which measures the daylight at the external face of the building. Access to daylight is considered to be acceptable when windows receive at least 27% of their VSC value or retain at least 80% of their former value following the implementation of a development. Daylight is also measured by the no sky-line or daylight distribution contour which shows the extent of light penetration into a room at working plane level, 850mm above floor level. If a substantial part of the room falls behind the no sky-line contour, the distribution of light within the room may be considered to be poor.
- 10.13 All the surrounding properties have been tested to ascertain the potential loss of daylight and sunlight as a result of the proposed development. The closest neighbouring property is 43-47 Centurion Close, which would adjoin the proposed building to the east. This building does not have any windows in its flank elevation which faces the application site. All of its windows face north and south towards the railway and as such none of the windows would suffer any loss of daylight or sunlight as a result of the proposed development.
- 10.14 The nearest other residential building to the proposal is Ponders Bridge House. Though this building generally has its principal elevations facing Caledonian Road, some of its habitable rooms do face the development site. Of these, only two bedrooms at first and second floor level would experience a perceptible loss of daylight. The resulting VSC of these windows would be 64% and 73% of its former value respectively. However, as these rooms benefit from a secondary window facing away from the development, the resulting daylight distribution of the rooms would not be significantly impacted.
- 10.15 The terrace of residential properties immediately to the north of the application site, 73-78 Centurion Close, has also been tested for loss of daylight. Whilst the flank elevation of the end-of-terrace property (78 Centurion Close) which faces the application site is devoid of windows, the impacts on daylight of the front elevation of this terrace also needs to be considered. One of the windows serving a habitable room within 78 Centurion Close would receive 26% of their VSC value, which is 78% of its former value. The daylight distribution contour has also been calculated which shows a negligible impact on the daylight afforded to this room.
- 10.16 Finally, the windows of dwellings within 404-406 Caledonian Road have been tested. The results show that all windows would maintain good levels of daylight once the proposed development has been implemented.

Sunlight:

- 10.17 In terms of sunlight, a window may be adversely affected by a new development if a point at the centre of the window receives in the year less than 25% of the annual probable sunlight hours including at least 5% of annual probable sunlight hours during the winter months and less than 0.8 times its former sunlight hours during either period. It should be noted that BRE guidance advises that sunlight to a neighbouring property is only considered where the new development is located within 90 degrees of due south.

- 10.18 Good site layout planning for daylight and sunlight should not limit itself to providing good natural lighting inside buildings. Sunlight in amenity spaces between buildings has an important impact on the overall appearance and ambiance of a development. According to the BRE guidance, it is recommended that for a garden or amenity area to appear adequately sunlit throughout the year, at least half of the area should receive two hours of sunlight on the 21st March. If as a result of a new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sun on the 21st March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable.
- 10.19 Of the windows within Ponders Bridge House resulting in a loss of sunlight, only windows serving hallways and bathrooms would suffer a noticeable loss. The situation within 73-78 Centurion Close is a little different and requires further attention. Whilst all of these properties would maintain the required annual probable sunlight hours, 3 of the 12 windows would lose their sunlight during the winter months. These properties currently receive sunlight during the winter months through a gap in the buildings that would be filled in by the proposed development. It should be noted that the sunlight currently received by these dwellings comes in at an acute angle and would only light a fraction of the room.
- 10.20 For the same reason that three of the windows serving habitable rooms within the terrace of 73-78 Centurion Close suffer a loss of sunlight, the gardens of 77 and 78 Centurion Close as well as 404a Caledonian Road would result in a significant loss of sunlight on the 21st March. Whilst it is clear that the development would impact the amenities of the occupiers of these properties, not to an extent that would warrant refusal of this application and not to an extent that outweighs the benefits of the proposal discussed elsewhere in this report.

Other impacts

- 10.21 In terms of privacy, the guidance within Policy DM2.1 states there should be a minimum distance of 18 metres between windows of habitable rooms in order to prevent overlooking. There are some windows within the front elevation of the proposed building which would breach this minimum distance. These windows would be some 10 metres from the nearest windows within 78 Centurion Close, however the angle between them is considered too acute to result in overlooking that would genuinely reduce privacy. That being said, in order to reduce potential overlooking it is recommended that privacy screens be erected around the protruding balconies at 1st floor level. The details would be required by condition.
- 10.22 The proposal introduces a new building on a site currently occupied by an at-grade car park, resulting in a change in outlook and potential sense of enclosure to surrounding properties. The rear façade of Ponders Bridge House would be located just 10 metres from the proposed flank elevation wall of the proposal. It is important to note that the rear ground floor of this building is used for commercial uses with the rear upper floor windows serving staircases, lobbies and non-habitable spaces which lessens any potential adverse impact on this building in terms of the potential loss of outlook or increased enclosure levels.
- 10.23 Towards the north eastern corner of the building facing Ponder Street there are upper floor rear windows which serve a bathroom and a bedroom of the upper floor units. However these bedroom windows are located on the corner of the property and have a wider outlook towards the side of the site towards Ponder Street and towards the application site. Bearing in mind these dynamics and window arrangements it is

considered that the impacts of the development on the existing units within Ponders Bridge would be acceptable.

- 10.24 However, the principal outlook from most of the neighbouring properties would not be altered as they do not face onto the subject site. The closest neighbouring property with windows facing onto the application site is Ponders Bridge House. However, the rooms that these windows serve also benefit from secondary windows which provide an outlook away from the development.
- 10.25 Overall, the proposal is not considered to result in any unacceptable impacts on residential amenity in terms of loss of daylight, sunlight, privacy or an increased sense of enclosure. The proposed development would not harm the residential amenities enjoyed by the occupiers of neighbouring properties and is in accordance with policy DM2.1 of the Development Management Policies Plan 2013.

Quality of resulting accommodation and dwelling mix

- 10.26 The National Planning Policy Framework acknowledges the importance of planning positively for high quality and inclusive design for all development, and requires the boroughs to deliver a wide choice of quality homes. The London Plan (2015) recognises that design quality is a fundamental issue for all tenures and that the size of housing is a central issue affecting quality.
- 10.27 Policy CS12 (Meeting the housing challenge) notes that a range of unit sizes should be provided within each housing proposal to meet the need in the borough, including maximising the proportion of family accommodation. Development Management Policy DM3.1 (Mix of housing sizes) further states the requirement to provide a good mix of housing sizes and favours the provision of larger family-sized social rented units.
- 10.28 The proposed development consists of 8No. 2-bed dwellings. Whilst the dwelling mix is not precisely in line with stipulated policy which sets a higher target of 3- and 4-bed social housing, the mix proposed is considered to be an appropriate mix of large flexible accommodation suitable for families. Moreover, the dwelling mix has been based on current demand for housing, which shows that the most sought-after housing type are two-bed dwellings, rather than long-term Council aspirations.
- 10.29 The supporting text of policy DM3.1 within Development Management Policies states that '(t)here may be proposals for affordable housing schemes that are being developed to address short term changes in need/demand as a result of specific interventions (for example, efforts to reduce under-occupation). In these situations deviation from the required policy housing size mix may be acceptable. Under these circumstances no objection is raised to the proposed dwelling mix.
- 10.30 The proposed units are well laid out and would form attractive and high quality internal living environments with private amenity space afforded to all dwellings. All of the units would have good access to sunlight/daylight and would result in spacious internal layouts. The unit sizes range from 70.5sqm to 76sqm which exceeds the internal space standards set within Islington's Development Management Policies. The dwellings also have generous storage areas and dedicated refuse stores. A generous provision of cycle storage is also proposed on site.
- 10.31 The proposal would comply with policy DM3.5 of the Development Management Policies. Given the generous sizes of the units, including dual aspect design and inclusively-designed layouts, the proposal would provide a satisfactory living

environment for future occupiers of the units and would therefore comply with Development Management Policy DM3.4 (Housing Standards).

Highways and Transportation

- 10.32 The development would be car free as required by Core Strategy Policy CS10. Condition 8 of recommendation B would restrict future occupiers of residential units from obtaining a residents permit. The development would also involve removing all of the existing car parking spaces currently on the application site, though these are not currently in use.
- 10.33 New residential units are required to provide 1 cycle space per bedroom in accordance with policy DM8.4 of the Development Management Policies. The proposal provides cycle parking beyond the minimum standards set out in Appendix 6. A condition would be attached to planning permission requesting further details prior to the commencement of the development, to ensure that the cycle parking provided would be safe, convenient and secure.
- 10.34 Centurion Close is itself an estate road and not an adopted highway. As such, the public realm and landscaping proposals do not involve any works to highways and footways.

Accessibility

- 10.35 Proposals for residential development need to respond to London Plan Policy 3.8 and 7.2 which require for all new housing to be built to 'The Lifetime Homes' standard and to achieve the highest standards of accessible and inclusive design. Islington's Core Strategy Policy CS12 requires for all housing to comply with 'flexible homes' standards as set out within the Accessible Housing SPD.
- 10.36 The proposal has been amended since it was originally submitted and now includes a 1200mm wide staircase, which now meets inclusive design standards. The widths of proposed corridors and doors comply with our minimum standards and would ensure ease of movement within the dwellings.
- 10.37 The application proposes level access to the proposed new units and all of the 8No. new dwellings would meet Islington's Flexible Homes standard and Category 2 Housing, subject to planning condition. The proposal is in accordance with policy and meets inclusive design standards, in accordance with Core Strategy Policy CS12.

Landscaping

- 10.38 Development Management Policy DM6.5 states that development should protect, contribute to and enhance the landscape, biodiversity and growing conditions of the development site and surrounding areas. Developments are required to maximise provision of soft landscaping, including trees, shrubs and other vegetation. Furthermore, developments are required to minimise any impacts on trees, shrubs and other significant vegetation. At the same time any loss of or damage to trees, or adverse effects on their growing conditions, will only be permitted where there are over-riding planning benefits.
- 10.39 The development would result in the loss of one Wild Cherry tree on site. To compensate for this loss, the application includes a well-developed landscaping strategy including two replacement trees. New paving and a new green buffer is proposed along Ponder Street to create an improved and more welcoming route from

Centurion Close to Caledonian Road. The application also includes the provision of private gardens at ground floor level which would contribute to the proposal's landscaping proposal. Details would be reserved by condition in the event of permission being granted.

- 10.40 The proposed development is acceptable with regard to landscaping and trees and is in accordance with policy 7.21 (Trees and Woodlands) of the London Plan 2015 and policies DM2.1 (Design) and DM6.5 (Landscaping, trees and biodiversity) of the Development Management Policies 2013.

Sustainability and energy reduction

- 10.41 The development will include solar PV panels and the use of green roofs and a series of energy efficiency measures which befits a modern new build development of this type and scale. Conditions are suggested to ensure these attributes including the submission of final details to ensure that the building achieves a total 19% reduction in regulated CO2 emissions, compared to compliance with the Building Regulations 2013, and a water efficiency target of 110 l/p/d.
- 10.42 The proposed sustainability credentials and details of the proposed development are considered to be acceptable and proportionate to the scale of the proposed development in this case.

Section 106

- 10.43 Any permission would be subject to a Directors' Agreement to ensure that the housing remains in social ownership (subject to Council's nomination rights) and is not disposed of on the private market (Appendix 1). The development is also subject to a contribution of £1,000 per new house towards off-setting carbon emissions, which would be secured by Directors' Agreement.

11 SUMMARY AND CONCLUSION

Summary

- 11.1 The application seeks permission for the redevelopment of the car park at Centurion Close involving the erection of a 4-storey building consisting of 8 x 2-bed affordable dwellings with associated balconies, cycle parking, refuse storage and improvements to the public realm.
- 11.2 The impact of the development on the character and appearance of the area as well as the residential amenity of the neighbouring occupiers and the quality of residential accommodation provided for future residents has been assessed. The design and appearance of the proposal as well as the quality of accommodation provided is considered acceptable and is supported.
- 11.3 The report has also assessed the impact on neighbours and concludes that while the development would have an impact on the adjoining neighbouring properties' amenity in terms of loss of light and sense of enclosure, the impacts are not considered significant enough to warrant a refusal. Moreover, the substantial planning benefits of providing good quality social rented accommodation outweigh any negative impacts resulting from the development.
- 11.4 The redevelopment of the site does not provide vehicle parking on site and the occupiers will have no ability to obtain car parking permits in accordance with Islington Core Strategy policy CS10 Section H which identifies that all new

development shall be car free. The site also has sufficient space for cycle storage in accordance with the Council's policies.

- 11.5 Finally, the residential units will be solely used for social housing secured by Directors' Agreement. The proposal is thus considered to be acceptable and broadly in accordance with Development Plan policies.

Conclusion

- 11.2 It is recommended that planning permission be granted subject to conditions and Directors' agreement, the details of which are set out in Appendix 1 - RECOMMENDATIONS.

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

That planning permission be granted subject to the prior completion of a Director level agreement between the Service Director of the Council's Housing and Adult Services department and relevant officers in the local planning authority in order to secure the following planning obligations to the satisfaction of the Head of Law and Public Services and the Service Director, Planning and Development / Head of Service – Development Management or in their absence the Deputy Head of Service:

1. Securing the Provision of three residential units for social housing
2. Contribution of £8,000 towards carbon off-setting

RECOMMENDATION B

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

List of Conditions:

1	Commencement (Compliance)
	<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	Approved Plans List: (Compliance)
	<p>DRAWING AND DOCUMENT NUMBERS: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>Drawing Numbers: Location Plan LS001; CC_002 Rev A; CC_003 Rev B; CC_004 Rev B; CC_005 Rev A; CC_006; CC_007 Rev B; CC_008 Rev A; CC_009 Rev A; CC_010 Rev A; CC_011 Rev A; CC_012 Rev A; CC_013 Rev A; CC_014; Design & Access Statement dated July 2016; Daylight & Sunlight Assessment dated 20th June 2016; Tree Survey dated 10th June 2016; Site Investigation Report dated June 2016; Preliminary Ecological Appraisal dated July 2016 Landscape Layout SK_LA_100; 'Noise Impact Assessment for a proposed Residential Development' dated June 2016; Sustainable Design Statement dated 11th July 2016.</p> <p>REASON: To comply with Section 70(1) (a) of the Town and Country Act 1990 as amended and also for the avoidance of doubt and in the interest of proper planning.</p>
3	Materials and Samples (Details)
	<p>CONDITION: Details and samples of all facing materials and detailed drawings of all elevations shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure work commencing on site. These shall include:</p> <p>a) Samples of all facing brickwork types, including mortar and pointing;</p>

	<p>b) Window and door treatment (including sections and reveals); c) details and sample of roofing materials including cladding; d) boundary treatment; d) any other materials to be used.</p> <p>The development shall be carried out strictly in accordance with the details and samples so approved, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: In the interests of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard.</p>
4	Cycle Parking Provision (Details)
	<p>CONDITION: Details of the layout, design and appearance (shown in context) of the bicycle storage area(s) shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The storage shall be covered, secure, provide for no less than 18 cycle spaces and include arrangements for cyclists with mobility impairments.</p> <p>The bicycle storage area(s) shall be provided strictly in accordance with the details so approved, provided/erected prior to the first occupation of the development, and maintained as such thereafter.</p> <p>REASON: To ensure adequate cycle parking is available and easily accessible on site and to promote sustainable modes of transport.</p>
5	Accessible Housing (Compliance)
	<p>CONDITION: Notwithstanding the Design and Access Statement and plans hereby approved, all residential units (shall be constructed to meet the requirements of Category 2 of the National Standard for Housing Design as set out in the Approved Document M 2015 'Accessible and adaptable dwellings' M4 (2).</p> <p>REASON: To achieve inclusive design in accordance with London Policy 3.8.</p>
6	Refuse / Recycling (Compliance)
	<p>CONDITION: The dedicated refuse / recycling enclosure(s) shown on drawing no. SK_LA_100 shall be provided prior to the first occupation of the development hereby approved and shall be maintained as such thereafter.</p> <p>REASON: To secure the necessary physical waste enclosures to support the development and to ensure that responsible waste management practices are adhered to.</p>
7	Car free development (Compliance)
	<p>CONDITION: All future occupiers of the residential units hereby approved shall not be eligible to obtain an on street residents' parking permit except:</p> <p>i) In the case of disabled persons; ii) In the case of units designated in this planning permission as "non car free"; or iii) In the case of the resident who is an existing holder of a residents' parking permit issued by the London Borough of Islington and has held the permit for a period of at least one year.</p> <p>REASON: To ensure that the development remains car free.</p>
8	Privacy Screens (Details)

	<p>CONDITION: Notwithstanding the plans hereby approved, further details of obscured glazing and privacy screens on the 1st floor balconies shall be submitted and approved in writing by the Local Planning Authority prior to any superstructure work commencing on site.</p> <p>The obscure glazing and privacy screens shall be installed prior to the occupation of the relevant units and retained as such permanently thereafter.</p> <p>REASON: In the interest of preventing undue overlooking between habitable rooms within the development itself, to protect the future amenity and privacy of residents</p>
9	<p>Noise Control Measures (Details)</p> <p>CONDITION: A scheme for sound insulation and noise control measures shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The sound insulation and noise control measures shall achieve the following internal noise targets (in line with BS 8233:2014):</p> <p style="padding-left: 40px;">Bedrooms (23.00-07.00 hrs) 30 dB L_{Aeq,8 hour} and 45 dB L_{max} (fast) Living Rooms (07.00-23.00 hrs) 35 dB L_{Aeq, 16 hour} Dining rooms (07.00 –23.00 hrs) 40 dB L_{Aeq, 16 hour}</p> <p>The sound insulation and noise control measures shall be carried out strictly in accordance with the details so approved, shall be implemented prior to the first occupation of the development hereby approved, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: To secure an appropriate internal residential environment for future residents.</p>
10	<p>Vibration (Details)</p> <p>CONDITION: A scheme for anti-vibration treatment of the foundations and services shall be submitted to the Council for written approval prior to the commencement of the development, and implemented to the satisfaction of the Council to achieve the following internal noise targets:</p> <p>Internal vibration levels shall not exceed the category of “low probability of adverse comment” in Table 1 of Appendix A of BS 6472:2008.</p> <p>REASON: To mitigate the impacts of vibration on the amenities of future residents in accordance with Policy DM2.1.</p>
11	<p>Landscaping (Details)</p> <p>CONDITION: A landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site. The landscaping scheme shall include the following details:</p> <ul style="list-style-type: none"> a) soft plantings: including grass and turf areas, trees, shrub and herbaceous areas; b) enclosures: including types, dimensions and treatments of walls, fences, screen walls, barriers, rails, retaining walls and hedges; c) hard landscaping; and d) 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 and tree planting shall have a two year maintenance / watering provision following planting and any existing tree shown to be retained or trees or</p>

	<p>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>REASON: In the interests of residential amenity and ecological value.</p>
12	Construction Management (Details)
	<p>CONDITION: A Construction Environmental Management Plan assessing the environmental impacts (including (but not limited to) noise, vibration, air quality including dust, smoke and odour) 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 safeguard the amenity levels of adjoining occupiers during the construction process.</p>
13	Sustainability and energy efficiency
	<p>CONDITION: The dwellings hereby permitted shall be constructed to achieve a 19% reduction in regulated CO2 emissions, compared to compliance with the Building Regulations 2013, and a water efficiency target of 110 l/p/d. No occupation of the dwellings shall take place until details of how these measures have been achieved have been submitted to and approved in writing by the local planning authority.</p> <p>REASON: In the interest of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard.</p>
14	Arboricultural Method Statement (Details)
	<p>CONDITION: No site clearance, preparatory work or development shall take place until a scheme for the appropriate working methods (the arboricultural method statement, AMS) in accordance with British Standard BS 5837 2012 –Trees in Relation to Demolition, Design and Construction has been submitted to and approved in writing by the local planning authority.</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: CS7, CS15A, B and F of the Islington Core Strategy 2011 and 6.5 of the DM policy 2013</p>
15	No Plumbing or Pipes (Compliance)
	<p>CONDITION: Notwithstanding the plans hereby approved, no plumbing, down pipes, rainwater pipes or foul pipes other than those shown on the approved plans shall be located to the external elevations of buildings hereby approved without obtaining express planning consent unless submitted to and approved in writing by the local planning authority as part of discharging this condition.</p> <p>REASON: The Local Planning Authority considers that such plumbing and pipes would</p>

	potentially detract from the appearance of the building and undermine the current assessment of the application.
16	Roof Top Plant (Compliance)
	<p>CONDITION: The design and installation of new items of fixed plant shall be such that when operating the cumulative noise level $L_{Aeq,T}$ arising from the proposed plant, measured or predicted at 1m from the façade of the nearest noise sensitive premises, shall be a rating level of at least 5dB(A) below the background noise level $L_{AF90,T}$. 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 an appropriate standard of residential accommodation is provided.</p>
17	Solar Photovoltaic Panels (Details)
	<p>CONDITION: Prior to the commencement of the development hereby approved, details of the proposed Solar Photovoltaic Panels on buildings at the site shall be submitted to and approved in writing by the Local Planning Authority. These details shall include but not be limited to:</p> <ul style="list-style-type: none"> - Location; - Area of panels; and - Design (including elevation plans). <p>The solar photovoltaic panels as approved shall be installed prior to the first occupation of the development and retained as such permanently thereafter.</p> <p>REASON: In the interest of addressing climate change and to secure sustainable development.</p>
18	Green/Brown Biodiversity Roofs (Details)
	<p>CONDITION: Prior to any superstructure work commencing on the development details of the biodiversity (green/brown) roofs shown on CC_014 shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The green/brown roof shall be:</p> <ol style="list-style-type: none"> a) biodiversity based with extensive substrate base (depth 80 -150mm); b) laid out in accordance with plans hereby approved; and c) planted/seeded with a mix of species within the first planting season following the practical completion of the building works (the seed mix shall be focused on wildflower planting, and shall contain no more than a maximum of 25% sedum). <p>The biodiversity (green/brown) roofs should be maximised across the site and 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 as approved, shall be laid out within 3 months of next available appropriate planting season after the construction of the building it is located on and shall be maintained as such thereafter.</p> <p>REASON: To ensure the development provides the maximum possible provision towards creation of habitats, valuable areas for biodiversity and minimise run-off.</p>
19	Contaminated Land (Details)

	<p>CONDITION: Prior to any superstructure works commencing on site details of the following works shall be submitted to and approved in writing by the Local Planning Authority:</p> <p>a) A programme of any necessary remedial land contamination remediation works arising from the "Ground Engineering" land contamination report dated June 2016 ref no C13815.</p> <p>The development shall be carried out strictly in accordance with the investigation and any scheme of remedial works so approved and no change therefrom shall take place without the prior written approval of the Local Planning Authority.</p> <p>c) Following completion of measures identified in the approved remediation scheme a verification report, that demonstrates the effectiveness of the remediation carried out, must be produced which is subject to the approval in writing of the Local Planning Authority in accordance with part a).</p> <p>REASON: In order to reduce the risks associated with contaminated land.</p>
20	No Impact Piling
	<p>CONDITION: No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water.</p> <p>Any piling must be undertaken in accordance with the terms of the approved piling method statement. Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.</p> <p>REASON: To minimise the risks to water infrastructure.</p>

List of Informatives:

1	Positive Statement
	<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 a timely manner in accordance with the NPPF.</p>
2	Community Infrastructure Levy (CIL)
	<p>Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with</p>

	<p>the Mayor of London's CIL Charging Schedule 2012. One of the development parties must now assume liability to pay CIL by submitting an Assumption of Liability Notice to the Council at cil@islington.gov.uk. The Council will then issue a Liability Notice setting out the amount of CIL that is payable.</p> <p>Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed. The above forms can be found on the planning portal at: www.planningportal.gov.uk/planning/applications/howtoapply/</p>
3	Directors Agreement
	Please note that this application is subject to a Service Level Agreement between directors to ensure that the residential units remain as social housing.
4	Water Pressure
	Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
5	Surface Water Drainage
	<p>It is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. 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 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.</p>
6	Network Rail
	<p>As the site is adjacent to Network Rail's operational railway infrastructure, Network Rail strongly recommends the developer contacts AssetProtectionAnglia@networkrail.co.uk prior to any works commencing on site.</p> <p>Network Rail strongly recommends the developer agrees an Asset Protection Agreement with us to enable approval of detailed works. More information can also be obtained from our website at www.networkrail.co.uk/asp/1538.aspx.</p> <p>The developer/applicant must ensure that their proposal, both during construction and after completion of works on site, does not:</p> <ul style="list-style-type: none"> - encroach onto Network Rail land - affect the safety, operation or integrity of the company's railway and its infrastructure - undermine its support zone - damage the company's infrastructure - place additional load on cuttings - adversely affect any railway land or structure - over-sail or encroach upon the air-space of any Network Rail land - cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future

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

1 Context and strategy

Policy 1.1 Delivering the strategic vision and objectives for London

2 London's places

Policy 3.3 Increasing housing supply

Policy 3.4 Optimising housing potential

Policy 3.5 Quality and design of housing developments

Policy 3.8 Housing choice

Policy 3.9 Mixed and balanced communities

Policy 3.10 Definition of affordable housing

Policy 3.11 Affordable housing targets

Policy 3.15 Coordination of housing development and investment

5 London's response to climate change

Policy 5.3 Sustainable design and construction

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 7.6 Architecture

8 Implementation, monitoring and review

Policy 8.1 Implementation

Policy 8.2 Planning obligations

Policy 8.3 Community infrastructure levy

B) Islington Core Strategy 2011

Spatial Strategy

Policy CS8 (Enhancing Islington's Character)

Strategic Policies

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

Policy CS10 (Sustainable Design)

Policy CS12 (Meeting the Housing Challenge)

C) Development Management Policies June 2013

Design and Heritage

DM2.1 Design

DM2.2 Inclusive Design

Housing

DM3.1 Mix of housing sizes

DM3.4 Housing standards

DM3.5 Private outdoor space

Health and open space

DM6.5 Landscaping, trees and biodiversity

Energy and Environmental Standards

DM7.1 Sustainable design and construction statements

DM7.2 Energy efficiency and carbon reduction in minor schemes

DM7.4 Sustainable design standards

Transport

DM8.5 Vehicle parking

Infrastructure

DM9.1 Infrastructure

DM9.2 Planning obligations

DM9.3 Implementation

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

The following SPGs and/or SPDs are relevant:

Islington Local Plan

Environmental Design

Small Sites Contribution

Accessible Housing in Islington

Inclusive Landscape Design

Planning Obligations and S106

Urban Design Guide

London Plan

Accessible London: Achieving and

Inclusive Environment

Housing

Sustainable Design & Construction