

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:	8 th October 2016	NON-EXEMPT

Application numbers	P2015/2436/FUL
Application types	Full Planning
Ward	Junction Ward
Listed building	n/a
Conservation area	St John's Grove Conservation Area
Development Plan Context	St John's Grove Conservation Area Primary Retail Frontages Within 100m TLRN Town Centre Locally listed building Local Views
Licensing Implications	None
Site Address	1 Junction Road London N19 5QT
Proposals	Retrospective change of use of upper floors to form 2 x 2 bed residential units (C3 use) with separate internal residential access at ground floor level and installation of timber double glazed windows to front elevation. Proposed increase in the rear ground and first floor extensions overall roof height, reduction in depth of first floor rear element with a proposed roof terrace at rear first floor level and associated balustrades. Erection of roof structure at roof level to allow access to a proposed roof terrace area. Installation of windows and door to rear elevation. Removal of railings and introduction of brick parapet at the rear roof level.

Case Officer	Joe Aggar
Applicant	Treats Food Ltd
Agent	Kishor Vekaria

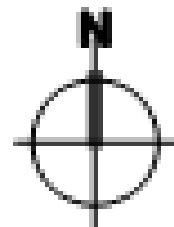
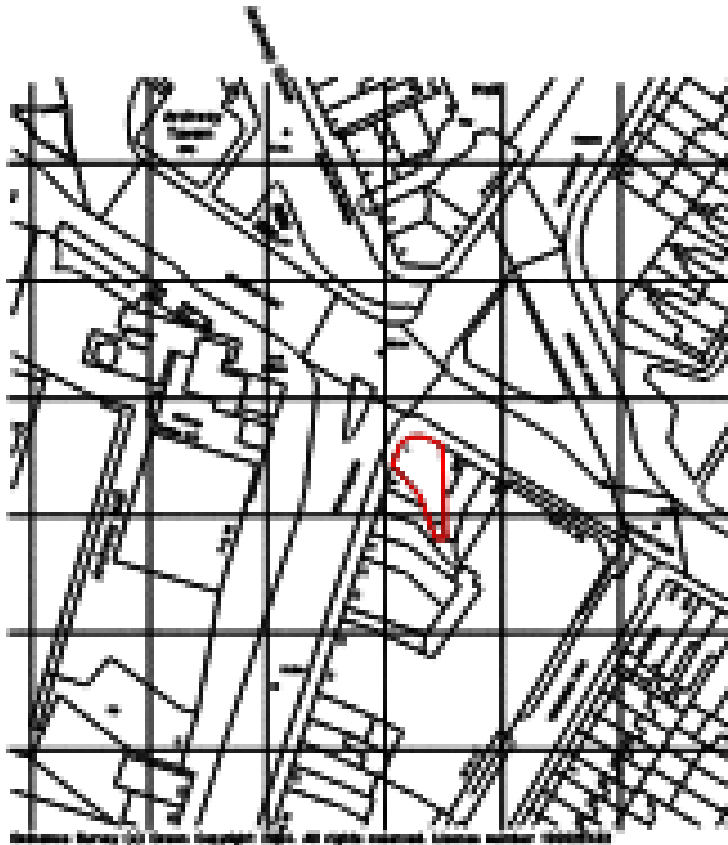
1 RECOMMENDATION

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

Subject to the conditions set out in Appendix 1;

Subject to completion of a Deed of Planning Obligation made under section 106 of the Town and Country Planning Act 1990 securing the heads of terms as set out in Appendix 1.

2. SITE PLAN (site outlined in black)



OS PLAN @1:1250

3. PHOTOS OF SITE/STREET

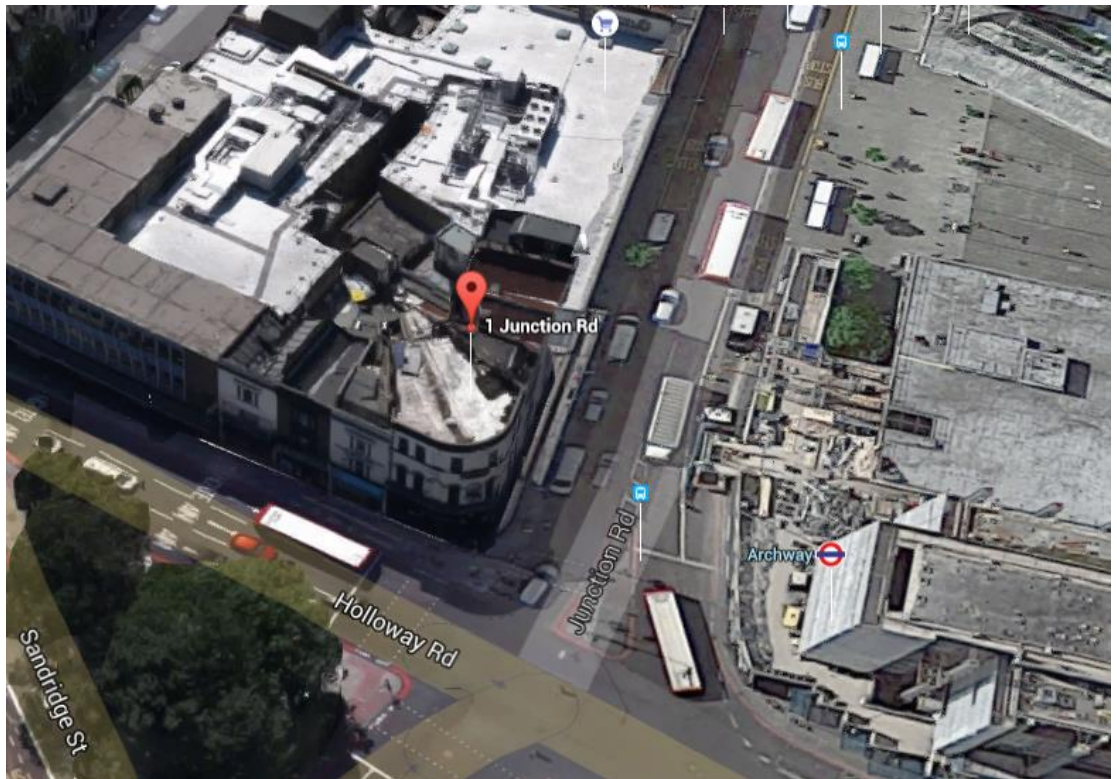


Image 1 - Aerial view of the site and surrounding



Image 2: Wider street view of the site.



Image 4 – View to the rear 1 Junction Road

4 SUMMARY

- 4.1 The application seeks the change of use of upper floors to form two, two bed residential units (C3 use) with separate internal residential access. The application also proposes ground and first floor rear extensions to increase the ground and first floor roof heights, proposed terrace at rear first floor level with balustrade and at roof level with roof structure to allow access to a new roof terrace. In addition the windows are proposed to be replaced to the front elevation with timber double glazed units and installation of windows and door to rear elevation plus the removal of railings and introduction of brick parapet at roof level.
- 4.2 From the site visit it is apparent works have commenced on aspects of the scheme. The residential staircase has been installed which provides separate access to the floors above. The upper floors have been converted in to two separate flats. The front windows at first and second floor have been replaced with double glazed timber sash windows. A stair enclosure at roof level has been erected however this is presently unauthorised and differs from the design of the proposed. The fenestration to the rear elevation has been altered.
- 4.2 The area is residential in character and the site is located within a Conservation Area.
- 4.3 The design of the proposed development is considered to be acceptable. The proposed alterations would not detract from the character and appearance of the application property and character and appearance of the conservation area. Several amendments have been made to reduce previous plans for larger extensions and alterations to the host property.
- 4.4 The proposal is not considered to prejudice the residential amenity of neighbouring properties insofar of loss of light, outlook or increased sense of enclosure and would not be contrary to policy DM2.1 of the Islington Development Management Policies June, 2013.

- 4.5 The proposal is considered to be acceptable and in accordance with the Development Plan policies and planning permission is recommended for approval with conditions and a legal agreement.

5 SITE AND SURROUNDING

- 5.1 The site consists of a curved corner three storey former public house with tiled ground floor stucco and upper floor windows arched at first floor and square at second floor. The building also displays a strong cornice and parapet. It is located on the corner of two 'high streets', Holloway Road and Junction Road. The building is half a storey higher than those directly adjacent. The site is located on the southern corner of the busy Archway Gyratory on the junctions of Holloway Road and Junction Road and is directly opposite Flowers Mews and is located in the district town centre of Archway.
- 5.2 The immediate area is dominated area by both the former 1960's office accommodation of Hamlyn House and Hill House, Archway Tower and the layout of the A1 gyratory road system.
- 5.3 The building is located with the St John's conservation area which is largely residential and many of the houses are mid-19th century, locally listed, with fine detailing and have special group value and well-balanced scale. Properties on Junction Road and the Archway Island site have commercial and office uses in addition to residential, and contribute to the this local shopping centre.

6 PROPOSAL (in Detail)

- 6.1 The upper floors, formerly ancillary to the use of the building as a public house (A4 use) are proposed to be converted into two self-contained residential units (C3 use). The gross internal area of the flats would be 100sqm and 76 sqm respectively. The flat roofs to the rear ground and first floors are proposed to be increased in height only. Private amenity space is proposed to the rear first floor for 'flat 01' and at roof level for 'flat 02'. To cater for access to the roof level a replacement roof structure is proposed. The windows to the front elevation are proposed to be replaced with double glazed timber sash windows. A window is proposed to the ground floor and double doors to the first floor.
- 6.2 Since the application has been received amended drawings have been received which omit the second floor extension and to alter the positioning of the roof structure and its design. These alterations are not considered to prejudice any interested parties and are considered an improvement, as such these have been considered as part of this application.
- 6.3 Works have also commenced on site and some aspects of the works are retrospective, including the window replacement residential access arrangements, internal conversion of the upper floors and alterations to the front elevation of the building.

7 RELEVANT HISTORY:

PLANNING APPLICATIONS

- 7.1 1 Junction Road, planning application re: P2015/5253/ADV for the '*erection of 2no. Projecting signs (internally illuminated) - 2no. 'White Wordmark' fascia signs (Halo Illuminated)*' is under consideration.
- 7.2 1 Junction Road, planning application re: P2015/5248/FUL for '*Alterations to shopfront including tiling of stall-riser in place of timber*' is under consideration.
- 7.3 1 Junction Road, planning application re: P2014/5087/COL for the '*Certificate of Lawfulness (existing) for use as a cafe (Use Class A3)*' was GRANTED 04/02/2015

ENFORCEMENT:

- 7.4 None

PRE-APPLICATION ADVICE:

- 7.5 1Junction Road, pre -planning application re: P2015/0416/MIN for the conversion of the upper floors to residential.

8 CONSULTATION

Public Consultation

- 8.1 Letters were sent to occupants of 73 adjoining and nearby properties at Archway Close, Giesbach Road, Junction Road, Windmere Road, St John's Way and Holloway Road.
- 8.2 A site notice and press advert was also displayed. Consultation expired on the 7th January 2016. A further period of consultation was carried out as amended drawings were received. This consultation period expired on the 19 May 2016. It is the Council's practice to continue to consider representations made up until the date of a decision. Members will be updated at committee of any additional responses received.
- 8.3 At the time of writing this report 6 responses have been received from the public with regard to the application. The issues raised can be summarised as follows (with the paragraph that provides responses to each issue indicated within brackets).
- A4 planning use with non-self-contained staff accommodation above (10.2 to 10.5)
 - Roof terrace will create noise and cause loss of privacy (10.18 to 10.20)
 - Concern over decorative front façade (no plans to change front façade only windows and parapet height)
 - Flats should be of a decent standard (10.26)
 - Air quality is in excess of EU max (10.27 to 10.28)
 - Changes should not be permitted which undermine adjacent grant aided properties (Not a planning consideration over and above design and conservation considerations see this section of the evaluation)
 - Drawings show arches removed (Not proposed to be changed)
 - corncicing on the upper floor windows removed (Not proposed to be changed)
 - Unsuitable site for housing (10.25 to 10.29)

Better Archway Forum:

- 8.4 Significant concerns about this application and believe that unless amended it would be both harmful and contrary to policy so should be refused.

Air Quality

It has been well established that the air quality on both Holloway Road and Junction Road is significantly in excess of the permitted EU maximum. Accordingly, no additional housing should be created here which relies on ventilation at the front of the building, as do the current proposals. (10.27 to 10.28)

We note that while the top floor has previously been housing, this does not appear to apply to the first floor so we believe that at least part of this scheme constitutes new housing, offering LB Islington the power to require amendments to achieve an improved living environment.

Façade

The building forms part of the St John's Conservation Area and is immediately adjacent to four frontages newly refurbished with grant funding by LB Islington. Changes should not be permitted to this building which would undermine the improvements to those neighbouring properties. Unfortunately it appears that this is what is proposed. (See 10.6 to 10.15)

External Consultees

- 8.4 None

Internal Consultees

- 8.5 Design and Conservation Officer: objects to the principle of the additional storey: the proposed elevations appear to show the 'blank' (recessed) windows being removed which are important features of this prominent corner Victorian pub. This might be an error but could you please request revised drawings that retain / show this important feature. Any proposal to remove them would cause unacceptable harm.

Otherwise the proposals are acceptable as the substantially set back balustrade to the roof and stair enclosure will not be visible. Officer considers current submission with amendments to be acceptable in design and conservation terms.

- 8.6 Pollution Team: concerns regarding sound insulation from external sources and the commercial unit below. Also the poor air quality. These are considered to be overcome subject to suggested conditions.
- 8.7 Policy 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 seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF is a material consideration and has been taken into account as part of the assessment of these proposals.
- 9.2 Since March 2014 Planning Practice Guidance for England has been published online.
- 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

- 9.2 The Development Plan is comprised of the London Plan 2016, 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 1 to this report.

Designations

- 9.3 The site has the following designations under the London Plan 2011, Islington Core Strategy 2011 and Development Management Policies 2013.

St John's Conservation Area
Primary Retail Frontages
Within 100m TLRN
Within 100m SRN
Town Centre
Locally listed building
Local Views

Supplementary Planning Guidance (SPG) / Document (SPD)

- 9.4 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
- Design, appearance and impacts on the Conservation Area
- Impact on the amenity of neighbouring residents.
- Quality of Accommodation
- Accessibility
- Small Sites Contributions
- Community Infrastructure Levy
- Other Matters

Land Use

- 10.2 The General Permitted Development Order (GPDO) (2015) provides that where a drinking establishment has been entered onto a list of assets of community value, or nominated as such, development will not be permitted development for a specified period. This building is not on classed as an asset of community value and therefore it is not necessary to assess the land use in regard to the GDPO.
- 10.3 A Certificate of Lawfulness (existing) was granted for a change of use from A4 (Drinking Establishment) to A3 (Restaurants and Cafes) on 04/02/2015 relating to the ground floor and basement. The ground and basement floors are currently in operation as café/restaurant, as such the lawful use is considered to be A. Policy DM4.10 (Public Houses) therefore is not applicable in this instance. The Certificate of Lawfulness (P2014/5087/COL) did not incorporate the upper floors. At the time, the first and second floors were non self-contained ancillary accommodation to the public house. Following the loss of the A4 use at ground and basement levels, there is no overriding policy or in principle justification to resist the change of use of the upper floors to 2 self-contained residential units and this change of use is considered acceptable in this instance.
- 10.4 The proposed separate residential access to the upper floors, bike and bin store would result in the partial loss of A3 floor space at ground floor level. The partial loss of this commercial space is not considered to harm the vitality and vibrancy of the town centre. There is no requirement to protect A3 space and the portion of space lost would not impact on the function of the remaining commercial unit. As such, the application would not warrant the refusal on this basis.

- 10.5 There has never been a formal change of use of the upper floors of the premises to self-contained residential unit/units from what is considered to be ancillary accommodation to the previous pub (A4) at ground floor. Therefore planning permission is required for the proposed C3 uses on the upper floors of the building. This is assessed further in 'Quality of Accommodation' section of this report.

Design and Conservation

- 10.6 The building is locally listed, and whilst this affords no statutory protection, it reflects the significance of the building to the conservation area. It is a good representative of the period, strong individual character special street value.
- 10.7 The St John's Grove Conservation Area Conservation Area is a designated heritage asset. The National Planning Policy Framework states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. It is acknowledged the Local Authority has distributed grants to neighbouring buildings in order to improve their historic and visual appearance. However each application is assessed on its own merits.
- 10.8 Policy CS9 of the Council's adopted Core Strategy outlines general principles to protect Islington's built environment. It is supplemented by Policy DM2.1 of its Development Management Policies Development Plan Document (DPD), which sets out design criteria for new development and, more specifically, Policy DM2.3, which covers Heritage issues. Section B of Policy DM2.3 deals with Conservation Areas and carries forward the statutory requirement to give special consideration to preserving or enhancing the character or appearance of such areas and the advice on such matters in the National Planning Policy Framework ('the Framework').
- 10.9 The policies on conservation areas and heritage assets are in line with the requirement of section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 that special attention be paid to the desirability of preserving or enhancing the character or appearance of the conservation area
- 10.10 The main external alterations include increasing the height the ground and first floor rear element by approximately 0.4m at first floor level and 0.2m at ground floor to increase the internal room height. The other external alterations include the replacement of the front windows alteration to the openings and fenestration to the rear elevation, replacement of roof structure at roof level, alteration to balustrade at roof level and terraces at rear first floor and roof level.
- 10.11 The proposed extensions at rear ground and first floor levels to increase their overall height are considered modest and would be subordinate to the host building and in terms of scale and form. The first floor rear element would also be reduced in depth by approximately a metre. As such the increase in height to the existing rear elements are considered to be acceptable. The proposals for rear, second floor extension has been omitted from the application, due to concerns over design and neighbouring residential amenity.
- 10.12 There was previously an existing roof structure on the application site. This has been replaced with an authorised access to the roof. The replacement roof structure proposed under the assessment of this application has been designed to angle so as to reduce its overall height. From ground level it is likely that there would be views to the roof structure notably from views looking north up Holloway Road and from Sandridge Street. In any event these would be severely restricted and are considered not so dominant as to harm the roofline of the building or damage the character and appearance of the conservation area.

- 10.13 The Council's Urban Design Guide (UDG), advises that window replacement should be applied universally across the elevation to ensure consistency, particularly on street frontages where the windows are visible from the public realm. The assessment of the windows is retrospective. The windows have been replaced with one over one sash windows at first floor and two over two timber sash windows at second floor.
- 10.14 The design of the window frames is reflective of the previous fenestration pattern. This is in line with policy DM2.1 of the DMP, insofar as it seeks new development to reinforce and complement local distinctiveness, and address architectural and design quality, including colour, type, source and texture of detailing and materials used.
- 10.15 Overall, the proposed external alterations would not have a harmful impact on the locally listed building or the wider conservation area in accordance with CS9 (Protecting and Enhancing Islington's Built and Historic Environment) of Islington's Core Strategy and DM2.1 and DM2.3 of the Development Management Policies and guidance contained within the Conservation Area Design Guidelines 2002 and Islington Urban Design Guide 2006.

Neighbouring Amenity

- 10.16 The council's planning policies seek to ensure that new development does not harm the amenity of adjacent residents, either from loss of daylight, sunlight, privacy and overlooking, perceived sense of enclosure or noise.
- 10.17 To protect privacy for residential developments and existing residential properties, there should be a minimum distance of 18 metres between windows of habitable rooms. This does not apply across the public highway; overlooking across a public highway does not constitute an unacceptable loss of privacy.
- 10.18 The densely developed nature of the area and the limited separation between the neighbouring residences and the proposal means that there will be some very limited impacts on neighbouring amenity. It is important to consider if the impact of the proposal are harmful as to refuse the application in terms of outlook, loss of light and sense of enclosure.
- 10.19 The rear of the site is entirely enclosed by properties of Junction Road, Holloway Road and Windmere Street. The ground floor of the adjacent properties and the properties to the rear are considered largely commercial. There are no habitual residential windows that can be identified whereby a harmful degree of overlooking would occur as a result of the proposed terraces above ground floor and at roof level. In any case, a high degree of mutual overlooking is common in densely built-up urban areas such as this from a mix of differing and surrounding uses. Given the level of mutual overlooking that already currently exists in the area, it is not considered this would warrant a justifiable reason for refusal of the application.
- 10.20 The private amenity spaces at rear first floor level and at roof level due to their residential nature would not be considered to generate an unacceptable level noise. The roof terrace has also been reduced in area since the planning application was originally submitted.
- 10.21 The proposed increase in the height of the rear ground and first floors are considered to be modest. There are a number of deep ground floor additions to the neighbouring properties. The second floor addition was removed to overcome concerns relating to a habitable window at no. 3 Junction Road. There are no neighbouring windows that are considered to adversely impacted in terms of outlook, sense of enclosure or sunlight and daylight as a result of the increase in height to the rear of the building at ground or first floor levels.

- 10.22 Overall, the proposed development is not considered to cause demonstrable harm to the amenities (including daylight, sunlight, outlook or increased sense of enclosure) of adjoining occupiers in accordance with policy DM2.1 of the Development Management Policies.

Quality of Accommodation

- 10.23 The proposed conversion of the upper floors would result in two, four person, self-contained residential units.
- 10.24 In terms of new residential development, as well as having concern for the external quality in design terms it is vital that new units are of the highest quality internally, being, amongst other things of sufficient size, functional, accessible, private, offering sufficient storage space and also be dual aspect. London Plan (2015) policy 3.5 requires that housing developments should be of the highest quality internally, externally and in relation to their context and the wider environment. Table 3.3 of the London Plan prescribes the minimum space standards for new housing, which is taken directly from the London Housing Design Guide space standards. Islington's Development Management policy DM3.4 also accords with these requirements, with additional requirements for storage space.
- 10.25 A new nationally described space standard (NDSS) was introduced on 25 March 2015 through a written ministerial statement as part of the New National Technical Housing Standards. These new standards came into effect on 1 October 2015 which post-dates the determination of the application by the Council. From this date Councils are expected to refer to the NDSS in justifying decisions.
- 10.26 A 2 bed, four person, flat should be a minimum of 70sqm. The proposal would exceed the floor area required by the above prescribed standards in the NDSS and Development Management Policies. The internal layouts of the proposed residential unit are considered to be acceptable and a satisfactory unit size has been provided considering the constrained nature of the site. Subject to conditions the proposal is considered to accord with DM3.3.
- 10.27 There were no noise or air quality assessments submitted for this site and no details of how the high ambient noise levels will be mitigated given the close proximity to Archway Gyratory. The acoustic design of the 2 flats is considered poor with all the main dwelling rooms (both bedrooms and the living room) at the front of the property facing onto the gyratory, although double glazing is proposed. There are also no details on how the noise from the A3 use will be mitigated for any upper floors residential. Attached conditions seek to ensure that adequate noise insulation measures are enacted between the ground floor commercial uses and the proposed upper floor flats.
- 10.28 However it is important to note that upper floor residential units are very much in existence on the upper floors of surrounding buildings all over and surrounding the gyratory. It is not considered unusual nor unacceptable in principle for the creation of additional residential units in this location subject to appropriate conditions to control noise measure and ventilation best practices to mitigate the high air pollution levels in the vicinity of the site.
- 10.29 The Development Management policy DM3.5 requires the provision of 5sqm on upper floors with an additional 1sqm for each additional occupant. The proposal provide two designated private amenity spaces and given the nature of the site and its constraints these are considered suitable for the accommodation provided and in accordance with policy DM3.5 this is not considered to warrant refusal of the application.

Accessibility

- 10.30 As a result of the change introduced by the Deregulation Bill (Royal Assent 26th March 2015) Islington is no longer able to insist that developers meet its own SPD standards for accessible housing, therefore we can no longer apply our flexible housing standards nor wheelchair housing standards.
- 10.31 The new National Standard is broken down into 3 categories; Category 2 is similar but not the same as the Lifetime Homes standard and Category 3 is similar to our present wheelchair accessible housing standard. Planning must check compliance and condition the requirements, if they are not conditioned, Building Control will only enforce the basic Category 1 standards.
- 10.32 The nature of the conversion results in the upper floors not being easily accessed by wheelchair users and therefore consider that in these circumstances the standard of accessibility within the units does not justify the refusal of permission. It is recommended a condition be attached to aim to achieve Category 1.

Affordable Housing and Carbon Offsetting

- 10.33 The Affordable Housing Small Site Contributions document was adopted on the 18th October 2012. This document provides information about the requirements for financial contributions from minor residential planning applications (below 10 units) towards the provision of affordable housing in Islington. As per the Core Strategy policy CS12, part G and the Affordable Housing Small Sites Contributions SPD the requirement for financial contributions towards affordable housing relates to residential schemes proposing between 1 – 9 units which do not provide social rented housing on site.
- 10.34 The applicant has a signed and agreed Unilateral Undertaking in respect of the net increase of two units to secure a sum of £100,000 for the provision of affordable housing within Islington. . Carbon Offsetting would not be applicable in this instance as the proposal is not for a new build.

Highways

- 10.35 Islington policy identifies that all new development shall be car free. Car free development means no parking provision will be allowed on site and occupiers will have no ability to obtain car parking permits, except for parking needed to meet the needs of disabled people. No parking provision is proposed and is ensured by condition.
- 10.36 The provision of secure, sheltered and appropriately located cycle parking facilities (residents) will be expected in accordance with Transport for London's guidance: 'Cycle Parking Standards – TfL Proposed Guidelines'. Subject to there being sufficient capacity, the secure and integrated location of the proposed cycle storage on the ground floor is acceptable. Policy DM8.4 of the Development Management Policies supports sustainable methods of transport and requires the provision of 1 cycle space per bedroom. Two cycle spaces are indicated on the drawings. One bicycle space short would not form a reason for refusal in this instance.
- 10.37 Four vertical bike stands have been provided. However it is considered appropriate in this instance to require further information by condition.

Community Infrastructure Levy

- 10.38 This will be calculated in accordance with the Mayor's adopted Community Infrastructure Levy Charging Schedule 2012 and the Islington adopted Community Infrastructure Levy Charging Schedule 2014. The payments would be chargeable on implementation of the private housing.

Other Matters

- 10.39 The proposed front elevation drawing shows no loss of the blank windows or cornicing and this not proposed under the description of development.

11 SUMMARY AND CONCLUSION

Summary

- 11.1 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 and are considered to be acceptable.
- 11.2 The report has also assessed the impact on neighbours and concludes that the development would not have an adverse impact on the adjoining neighbouring properties' amenity in terms of loss of light and sense of enclosure.
- 11.3 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.
- 11.4 In accordance with the above assessment, it is considered that the proposed development is consistent with the policies of the London Plan, the Islington Core Strategy, the Islington Development Plan and associated Supplementary Planning Documents and should be approved accordingly.

Conclusion

- 11.5 It is recommended that planning permission be granted subject to legal agreement set out in Appendix 1 – Recommendations.

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

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

Small sites contribution for affordable housing provision within Islington Borough for a sum of £100,000.

RECOMMENDATION B

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

List of Conditions

1	Commencement
	<p>CONDITION: 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
	<p>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>PL01 Rev A; PL00 Rev B; PL07; PL03 Rev M; PL05 Rev I; PL04 Rev J.</p> <p>REASON: To comply with Section 70(1) (a) of the Town and Country Act 1990 as amended and the Reason for Grant and also for the avoidance of doubt and in the interest of proper planning.</p>
3	Materials
	<p>CONDITION: Details and samples of the proposed roof addition and balustrade at roof level shall be submitted to the Local Planning Authority.</p> <p>The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: 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>
4	Sound Insulation
	<p>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="text-align: center;">Bedrooms (23.00-07.00 hrs) 30 dB $L_{Aeq,8\text{ hour}}$ and 45 dB $L_{max\text{ (fast)}}$ Living Rooms (07.00-23.00 hrs) 35 dB $L_{Aeq, 16\text{ hour}}$</p>

	<p>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: In order to safeguard future occupier's level of amenity.</p>
5	Sound Insulation
	<p>CONDITION: Full particulars and details of a scheme for sound insulation between the proposed ground floor A3 use and upper floors residential use of the building shall be submitted to and approved in writing by the Local Planning Authority prior to superstructure works commencing on site.</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: In order to safeguard future occupier's level of amenity.</p>
6	Ventilation
	<p>CONDITION: Prior to occupation of the of the residential units, full details of ventilation for the residential accommodation shall be submitted to and approved in writing by the Local Planning Authority. 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 order to safeguard future occupier's level of amenity.</p>
7	Car-Free development
	<p>All future occupiers of the residential units hereby approved shall not be eligible to obtain an on street residents' parking permit except :</p> <p>(1) In the case of disabled persons;</p> <p>(2) In the case of units designated in this planning permission as "non car free"; or</p> <p>(3) 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: In the interests of sustainability and in accordance with the Council's policy of car free housing.</p>
8	Access
	<p>Notwithstanding the Design and Access Statement and plans hereby approved, the residential unit shall be constructed to Category 1 of the National Standard for Housing Design as set out in the Approved Document M 2015 'Accessible and adaptable dwellings' M4 (1).</p> <p>REASON: To secure the provision of visitable and adaptable homes appropriate to meet diverse and changing needs</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. A pre-application advice service is also offered and encouraged. Whilst no pre-application discussions were entered into, the policy advice and guidance available on the website was followed by the applicant. The applicant therefore worked in a proactive manner taking into consideration the policies and guidance available to them, and therefore the LPA delivered a positive decision in accordance with the requirements of the NPPF.</p>
2	Surface Water Drainage
	<p>It is the responsibility of a developer to make proper provision for drainage to ground, water course 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.</p>
3	Signage
	<p>Please note that separate advertisement consent application may be required for the display of signage at the site.</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 2016, Islington Core Strategy 2011, Development Management Policies 2013 and the Finsbury Local Plan 2013. The following policies of the Development Plan are considered relevant to this application:

A) The London Plan 2016 - Spatial Development Strategy for Greater London

7 London's living places and spaces

Policy 7.1 Building London's neighbourhoods and communities

Policy 7.2 An inclusive environment

Policy 7.4 Local character

Policy 7.6 Architecture

Policy 7.8 Heritage assets and archaeology

B) Islington Core Strategy 2011

Spatial Strategy

Policy CS1 (Archway)

Policy CS8 (Enhancing Islington's Character)

Strategic Policies

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

Policy C12 (Meeting the Housing Challenge)

C) Development Management Policies June 2013

Design and Heritage

DM2.1 Design

DM2.2 Inclusive Design

DM2.3 Heritage

DM3.2 Residential Conversions and Extensions

DM3.5 Private Outdoor Space

Shops, Culture and Services

DM4.5 Primary and Secondary Frontages

DM4.10 Public Houses

Energy and Environmental Standards

DM7.4 Sustainable design standards

Transport

DM8.4 Walking and Cycling

DM8.5 Vehicle Parking

5. Designations

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

- St Johns Grove Conservation Area
- Primary Retail Frontages
- Within 100m TLRN
- Town Centre
- Locally listed building
- Local Views

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

The following SPGs and/or SPDs are relevant:

- | | |
|--|-------------------------------------|
| Islington Local Development Plan | London Plan |
| - Conservation Area Design Guidelines (2002) | - Sustainable Design & Construction |
| - Urban Design Guide (2006) | |