



ISLINGTON

Development Management Service
Planning and Development Division
Environment and Regeneration

Department
PO Box 3333
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London
N1 1YA

PLANNING SUB COMMITTEE A

Date: 25th October 2012

AGENDA ITEM NO:

B6

Application number	P112577
Application type	Full Planning Application
Ward	Finsbury Park
Listed building	None
Development Plan Context	None
Site Address:	Land at Bennett Court, Axminster Road, Islington, N7.
Proposal	Erection of a three storey dwelling on the existing car parking tarmac area with new front boundary treatment and associated landscaping.

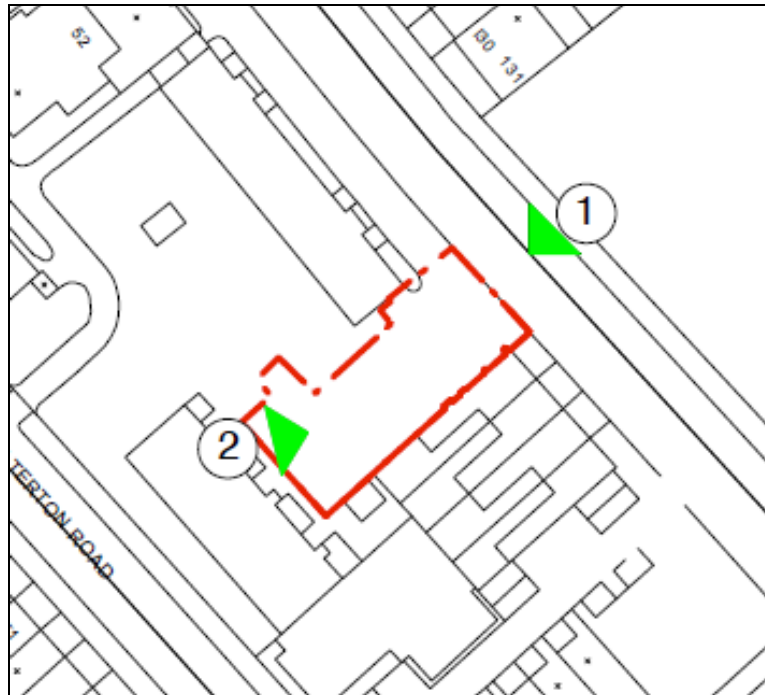
Case Officer	Paul Conboy
Applicant	HFI –Homes for Islington
Agent	

1. RECOMMENDATION

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

1. for the reasons for approval;
2. subject to the conditions set out in Appendix 1;

2. SITE PLAN (site outlined in red)



3. PHOTOS OF SITE/STREET





4. SUMMARY

- 4.1 The proposal seeks full planning permission to erect a three storey 4 bed dwelling on an existing tarmacked car parking area adjacent to an existing terrace of three storey dwellings along Axminster Road and within the Bennett Court estate itself. Consideration will need to be given to the suitability of the proposed land-use, loss of car parking space, residential amenity and the quality of the subsequent accommodation. The proposal will also need to be considered in terms of the context of the surrounding built form as well as its overall design, form and scale.

5. SITE AND SURROUNDING

- 5.1 The application site consists of a tarmacked area with 8 car parking spaces (spaces rented by HFI to local residents and businesses) located within the larger flatted Bennett Court estate which is characterised by a group of 7 x 4 storey blocks dating from the late 1950's. The wider estate has its main frontages onto Axminster Road and Salterton Road with open green spaces in between each blocks. To the immediate south of the site the application site adjoins an end of terrace three storey building at 3 Axminster Road which forms part of a group of five terraced dwellings in this section of Axminster Road. The application site is well located in terms of public transport accessibility and the character of the immediate area which is predominantly residential in character. The application site is not located within a designated conservation area.

6. PROPOSAL (IN DETAIL)

- 6.1 The proposal seeks to develop the site to create a modern three storey end of terraced dwelling involving the loss of eight existing car parking spaces. The proposed building would mirror the front and rear building lines to other terraced buildings within this section of Axminster Road. There is a variety of render and brick finishes within the immediate locality. The proposed building would be finished in buff flush pointed brick with metal faced timber windows and shows a new boundary wall and entrance gate. The second floor side elevation of the development would have a decorative second floor projecting window which would be clad in trespa cladding and metal coping.
- 6.2 The development would also take the opportunity to create a new pavement for residents of Bennett Court along the side elevation of the dwelling with new landscaping and trees proposed.
- 6.3 The current scheme has undergone some minor changes during the course of the application. These changes have included improving the front elevation of the proposed building, a reduction in the first floor rear section of the proposed dwelling and the omission of two new car parking spaces to the rear of the existing tarmac area within this section of Bennett Court. Adjoining neighbours have been fully consulted on the final design.

7. RELEVANT HISTORY:

- 7.1 Pre-application advice: The Council did provide formal pre –application advice in relation to this proposed development.

8. CONSULTATION

Public Consultation

- 8.1 Letters were sent to occupants of adjoining and nearby properties within Bennett Court and along Axminster Road. A site notice and press advert were displayed. Following some changes to the main elevations a further round of consultation was carried out on the 3rd August ending on the 30th August. However, it is the Council's practice to continue to consider representations made up until the date that the application is determined.
- 8.2 At the time of writing this report, five letters of objection 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):
- Construction noises and disturbance (not a material planning consideration)
 - Loss of parking spaces and increased pressures on parking around the site. (See paragraphs 10.2, 10.3 & 10.16 of main report)
 - Excessive design and scale. (See paragraphs 10.4-10.7)
 - Object to render finish to front elevation (proposal now seeks permission for a brick finished front elevation)
 - Loss of outlook, light and increased sense of enclosure. (See paragraphs 10.11 & 10.12 of the main report)
 - Creation of three new car parking spaces to the rear of the site (This element of the application has been removed.)

Internal Consultees

- 8.3 Access Officer: supportive, as overall in accordance with relevant policies.
- 8.4 Conservation and Design Officer: supportive, as overall the scheme will enhance the character and appearance of the area.
- 8.5 Tree Preservation / Landscape Officer: no tree or landscape objections subject to conditions to ensure the long term health of the tree within the site.

9. RELEVANT POLICIES

DETAILS OF ALL RELEVANT POLICIES AND GUIDANCE NOTES ARE ATTACHED IN APPENDIX 2. THIS REPORT CONSIDERS THE PROPOSAL AGAINST THE FOLLOWING DEVELOPMENT PLAN DOCUMENTS.

National Guidance

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

Development Plan

- 9.2 The Development Plan is comprised of the London Plan 2011, Islington Core Strategy 2011 and Islington Unitary Development Plan 2002. The following policies of the Development Plan are considered relevant to this application:

Emerging Policy Documents

- A. Islington's Development Management Policies – June 2012 Version

Designations

- 9.3 The site has the following designations under the London Plan 2011 and Islington Unitary Development Plan (2002):

- None -

Supplementary Planning Guidance (SPG) / Document (SPD)

- 9.4 The following SPG's and/or SPD's which are considered relevant are listed in Appendix 2.

10. ASSESSMENT

- 10.1 The main issues arising from this proposal relate to:

- Land use principle
- Design merits of the proposed dwelling.
- Impact on neighbour amenity
- Quality of the accommodation itself
- Safety and security
- Trees and landscaping
- Highways and parking
- Accessibility
- Sustainability

Land-use

- 10.2 The site is presently occupied by eight car parking spaces. These spaces are rented out to local residents and business users to park their cars. The councils general highways policies seek to promote less reliance on the private car especially in highly accessible areas within the borough. In this case the site is located within an easily accessible location with several different and developed public transport nodes surrounding the site.
- 10.3 It is considered that the loss of the existing car park spaces is acceptable bearing in mind the creation of a well designed and much needed additional affordable family sized dwelling unit in the area. The proposed building will improve the visual amenity of this section of Axminster Road while creating a visually appropriate and valuable family dwelling for the borough. In land use terms the loss of eight car parking spaces and the development of the site for residential purposes is acceptable in land use terms. The proposal is in accordance with policies 3.3, 3.4 and 3.8 of the London plan 2011, CS12 of the Core Strategy 2011.

Design

- 10.4 It is considered that the new proposal is of architectural merit, with an interesting design and would form a different yet contextually integrated building when seen within Bennett Court itself and the existing terraced dwellings along Axminster Road. The proposed building respects the front and rear building lines of these terraces and creates a building which also pays respect to its neighbours in terms of height and depth while maintaining the gap between the proposed flank elevation of the development and the existing side elevation of 50-66 Bennett Court.
- 10.5 The use of a brick frontage to the main front elevation is considered to be visually appropriate which relates to other examples within the terrace along Axminster Road and still picks up the brick finish of Bennett Court itself. The proposed building offers well proportioned fenestration patterns and low front boundary wall treatments.
- 10.6 The overall design, scale and massing of the proposed development is not considered to be excessive and relates well to its immediate context while maintaining an open space and entrance/walkways to Bennett Court itself.
- 10.7 The development will also create a new pavement for residents adjoining the site, with some new planting and landscaping. The proposed development is therefore considered to significantly enhance the visual amenity of this section of Bennett Court and Axminster Road. The proposal is considered to be in accordance with policies 7.4, 7.6 and 7.8 of the London Plan 2011, CS9 of the Core Strategy 2011, D4, D5, D22 of the UDP 2002 and emerging Development Management policies (2012) DM1 and DM3.

Safety and security considerations

- 10.8 The site itself offers an open space allowing access to the wider Bennett Court. It is considered that the creation of an additional family dwelling in this location will increase the natural surveillance and security of the immediate area as it would be overlooked from the dwelling's rear windows. An appropriate and acceptable distance is maintained between adjoining buildings which ensures surveillance levels are increased without materially affecting the privacy levels of adjoining occupiers.

Accessibility

- 10.9 In general, the design is in accordance with the requirements of the Lifetime Homes Standards and is acceptable. The proposal is considered to be in accordance with policy 7.2 of the London Plan 2011, policies: H3; H7 and H10 of the Islington Unitary Development Plan 2002, policy CS12H of the Islington Core Strategy 2011 and the Accessible Housing in Islington Supplementary Planning Document 2008.

Landscaping and Trees

- 10.10 There is one tree located within the immediate site itself and one tree on the public footpath in front of the site. These trees are not proposed to be removed or cut back as a result of this development and would not be at risk therefrom. The development includes plans to landscape and plant new trees in the proposed rear garden of the site and along the new pavement area adjoining the site. Subject to conditions it is considered that the proposal is compliant with policy 7.21 of the London Plan 2011, policy Env6 of the Islington Unitary Development Plan 2002 and policy CS15A, B and F of the Islington Core Strategy 2011.

Neighbouring Amenity

- 10.11 The proposal has been developed to ensure that light, overlooking, enclosure and privacy implications for adjacent residents, have been kept to a reasonable minimum. The proposed main building's main rear building line relates well to adjoining properties and its overall massing, scale and height is not considered to have any material adverse impact on the amenities of adjoining occupiers.
- 10.12 The side elevation of the proposed unit is located 10.5 metres from the nearest side elevation of Bennett Court which contains small secondary bedroom windows. This distance is considered to be adequate to ensure no material loss of privacy or increased incidence of overlooking results. A small rear first floor roof terrace is considered to be acceptable provided a suitable screen is erected which can be secured by condition. Proposed windows to the upper floor side elevations would serve a hallway and bedrooms. An opaque glazing condition is proposed to further secure the privacy levels of adjoining occupiers. The proposed development is therefore considered to accord with UDP policy D3.

Quality of Resulting Residential Accommodation

- 10.13 The proposal will provide a single 4 bed dwelling unit. The unit would be intended for use as an affordable family unit for HFI. There is a clear demand and need for large affordable family accommodation within the borough. The proposed dwelling would create an attractive and useful residential dwelling in this open location. The proposed units comfortably exceed London Plan standards and emerging Development Management policy for internal floor areas. In terms of outdoor amenity space, the unit has a good sized rear amenity space with small additional amenity spaces on the upper floors.
- 10.14 The proposed family unit is dual aspect (north-east/south-west orientation) and all windows would have a good outlook level, and a good standard of light sources. All habitable rooms exceed London Housing SPG standards. The proposal is considered to be compliant with policies CS9 of the Core Strategy 2011, D3, H3 and H7 of the UDP 2002 and emerging Development Management policy (2012) DM1.

Sustainability, Energy Efficiency and Renewable Energy

10.15 The redevelopment of the site for a residential use is inherently sustainable. The commitment to achieve Code for Sustainable Homes Level 4 is welcome and will be secured by condition. The proposal is considered to be compliant with policies: 5.1; 5.2; 5.3; and 5.9 of the London Plan 2011 and policy CS10B of the Islington Core Strategy 2011, and emerging Development Management policies (2012) DM41, DM43 and DM38.

Highways and Transportation

10.16 In accordance with policy and all new housing developments this is a car free scheme. It is well located in regard to public transport links. The application site is well served by public transport and the loss of car parking spaces within the estate to facilitate the development is considered to be acceptable. The proposal is in accordance with policies 6.7 and 6.9 of the London Plan 2011, policies: T34 and T52 of the Islington Unitary Development Plan 2002 and policy CS10H of the Islington Core Strategy 2011.

Planning Obligations, Community Infrastructure Levy and local finance considerations

10.17 The proposal is not subject to a S106 agreement. The development may also be liable for the Major's CIL charges.

Conclusion

10.18 The form, design and standard of accommodation is considered to be of sufficient quality to warrant approval and the redevelopment does not have an adverse impact on the amenities of surrounding residents nor the character and appearance of the surrounding area. Subject to this it is recommended that planning permission be granted subject to conditions as set out in Appendix 1 - RECOMMENDATIONS.

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

That if members are minded to approve this proposal (subject to conditions) officers recommend that the following summary forms the **reasons for grant** to be published on the decision notice:

This proposal has been approved following consideration of all the relevant policies in the Development Plan (London Plan 2011, Islington Core Strategy 2011 and Islington Unitary Development Plan 2002), the National Planning Policy Framework (2012) and other material considerations.

- This decision was made by the Members of the Planning Sub Committee A on the 25 October 2012.
- The delivery of this scheme would be consistent with the broad aims of the NPPF and its presumption in favour of sustainable development that supports economic growth, but also seeks to ensure social and environmental progress;
- The development proposal offers a well designed and efficient use of the existing site. The proposed development will create useable and valuable residential accommodation and is therefore considered to be acceptable in land use terms. The loss of the existing 8 car parking spaces is considered to be acceptable in land use terms. The development complies with policies 3.3 3.4 & 7.5 of the London Plan 2011 and policies 9, 10 & 12 of Islington's Core Strategy 2011.
 - o The bulk, height and scale of the scheme has been developed to ensure that it is contextual and that it will not have any adverse impact on neighbouring residential amenity (ie loss of daylight or sunlight, loss of privacy and unreasonable sense of enclosure for neighbours, overshadowing and outlook0. The proposal is considered to be compliant with policy D3 of the UDP 2002 and policy DM1 of the emerging Development Management policies 2012.
- The proposal provides inclusive and convenient access for all within the development. The development therefore complies with policies 7.2 of the London Plan 2011 and policies Env12 and D3 of the Unitary Development Plan 2002 which seek to secure appropriate and inclusive designs for developments.
- The resulting residential accommodation is considered to be of good quality and standard of design. The design and appearance of the new residential units subject to compliance with conditions, is considered positive and would enhance the character and appearance of the surrounding Highbury Fields Conservation Area. The scheme is in line with policies 3.5, 3.8 & 7.1 of the London Plan 2011 and policies D3, D4, D20 of the Islington Unitary Development Plan 2002 and policies 9, 10 & 12 of Islington's Core Strategy 2011 which seeks to secure the appropriate overall design of buildings.
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The use of the application site for residential uses is inherently sustainable in land-use terms. The proposal is considered to be compliant with policies: 5.1; 5.2; 5.3; and 5.9 of the London Plan 2011 and policy CS10B of the Islington Core Strategy 2011, and emerging Development Management policies (2012) DM41, DM43 and DM38.

RECOMMENDATION B

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

List of Conditions:

1 Commencement

CONDITION: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91(1) (a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).

2 Approved plans list

CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:

Design and access statement, site location plan & photos, drawing numbers: AP(0)100.P3, AP(0)110.P6, AP(0)120.P4, AP(0)121.P4, AP(0)122.P4, AP(0)200.P4, AP(0)210.P8, AP(0)211.P8, AP(0)212.P8, AP(0)213.P8, AP(0)220.P8, AP(0)221.P8, AP(0)222.P8, AP(0)230.P6, AP(0)231.P5, Aboricultural impact assessment by Bionomique Ltd dated 26 September 2009, Structural and civil engineering pre development report by CTP dated October 2011, Bionomique Ecological report dated October 2009 & CSH pre assessment report dated November 2010.

REASON: To comply with Section 70(1)(a) of the Town and Country Planning Act 1990 as amended and the Reason for Grant and also for the avoidance of doubt and in the interest of proper planning.

3 Materials

CONDITION: Details and samples of all facing materials shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure work commencing on site. The details and samples shall include:

- a) Samples of all facing brickwork types, including mortar and pointing.
- b) Window and door treatment (including sections and reveals);

The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

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 in accordance with policies: 5.3; 7.4; 7.5 and 7.6; of the London Plan 2011, policies: D4 and D24 of the Islington Unitary Development Plan 2002 and policies: CS9A, B and G and CS10F of the Islington Core Strategy 2011.

4 Opaque glazing

CONDITION: Notwithstanding the indicative landscaping scheme shown on the approved plans. A landscaping scheme, including trees to be retained and proposed together with details of positions of planned and existing underground services; proposed groundworks; enclosures; drainage; hard ground surfaces and details of all surface treatment and boundary walls, as appropriate, shall be submitted to and approved in writing by the Local Planning Authority before any part of the development hereby granted permission is commenced.

No underground services shall be installed within the Root Protection Area (RPA) of the trees to be retained.

All landscaping in accordance with the approved scheme shall be completed during the first planting season after the date on which development in accordance with this permission has been completed. This landscaping and tree planting must have a two year maintenance/ watering provision following planting. Trees or shrubs which die within five years of completion of the development shall be replaced to the satisfaction of the Local Planning Authority with the same species or an approved alternative.

REASON: To ensure prior establishment and maturity of landscaping to enhance the visual amenity of the site in accordance with policy ENV 6 of Islington's Unitary Development Plan 2006.

5 Opaque glazing

CONDITION: Details and samples of a scheme of opaque glazing to the first floor and second floor side elevation windows of the building shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented prior to the first occupation of the residential units of the hereby approved scheme and maintained to the satisfaction of the Local Planning Authority thereafter

REASON: In order to safeguard the amenity levels of prospective occupiers of the units in accordance with policy D3 of Islington's Unitary Development Plan 2002.

6 No tree pruning without further consent

CONDITION: Notwithstanding any other plans or documents hereby approved, no pruning of trees adjacent or over hanging the site (including branches or roots) are permitted without obtaining written approval of the local planning authority.

Tree pruning shall be carried out strictly in accordance with the details yet to be approved and no change shall take place without prior written approval of the Local Planning Authority.

REASON: In the interest of the protection of trees and to safeguard visual amenities in accordance with policy Env 6 of the Islington Unitary Development Plan 2002.

7 Code of Sustainable Homes

CONDITION: The development shall achieve a Code for Sustainable Homes rating of no less than 'Level 4'.

REASON: In the interest of addressing climate change and to secure sustainable development in accordance with policies: 5.1; 5.2; 5.3; and 5.9 of the London Plan 2011 and policy CS10B of the Islington Core Strategy 2011.

8 No permitted development rights

CONDITION: Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any amended/updated subsequent Order) no additional windows, extensions or alterations to the dwelling houses hereby approved shall be carried out or constructed without express planning permission.

REASON: To ensure that the Local Planning Authority has control over future extensions and alterations to the resulting dwelling house(s) in view of the limited space within the site available for such changes and the impact such changes may have on residential amenity and the overall good design of the scheme. The removal of Permitted Development rights would ensure compliance with policy D3 of the Islington Unitary Development Plan 2002.

9 Screening to rear roof terrace

CONDITION: Detailed drawings and samples of a scheme of screening for the first floor rear roof terrace of the building shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented prior to the first occupation of the residential units of the hereby approved scheme and maintained to the satisfaction of the Local Planning Authority thereafter

REASON: In order to safeguard the amenity levels of prospective occupiers of the units and adjacent occupiers in accordance with policy D3 of Islington's Unitary Development Plan 2002.

10 Construction Controls

CONDITION: During the demolition and construction on site, the developer shall comply with Islington Council's Code of Construction Practice and the GLA's Best Practice Guidance for the control of dust and emissions from construction and demolition. The developer shall ensure that:

1 The best practical means available in accordance with British Standard Code of

Practice B.S. 5228: 1997 shall be employed at all times to minimise the emission of noise from the site.

2 The operation of the site equipment generating noise and other nuisance causing activities, audible at the site boundaries or in nearby residential properties shall only be carried out between the hours of 08.00-18.00 Monday- Fridays, 08.00- 13.00 Saturdays and at no time during Sundays or public holidays.

3 All vehicles, plant and machinery associated with such works shall be stood and operated within the curtilage of the site only. A barrier shall be constructed around the site, to be erected prior to demolition.

REASON: In order to safeguard the amenity levels of adjoining occupiers during the construction process in accordance with policy D3 of Islington's Unitary Development Plan 2002.

11 Accessible Housing

CONDITION: The residential dwellings, in accordance with the Access Statement and plans hereby approved, shall be constructed to the standards for flexible homes in Islington ('Accessible Housing in Islington' SPD) and incorporating all Lifetime Homes Standards.

REASON: To ensure flexible, visitable and adaptable homes appropriate to diverse and changing needs, in accordance with policy 7.2 of the London Plan 2011, policies: H3; H7 and H10 of the Islington Unitary Development Plan 2002, policy CS12H of the Islington Core Strategy 2011 and the Accessible Housing in Islington Supplementary Planning Document 2008.

12 Boundary Treatment (Details)

CONDITION: Details of boundary treatment(s) shall be submitted to and approved in writing by the Local Planning Authority prior to the practical completion of the development. The details shall include all walls, fencing, gates, footings, their design, appearance and materials, the details shall indicate whether the boundary treatments form proposed, retained or altered boundary treatments.

The boundary treatments shall be carried out strictly in accordance with the details so approved, installed/erected/operational prior to the first occupation of the development and shall be maintained as such thereafter.

REASON: To ensure that the resulting boundary treatment(s) is functional, attractive and secure in accordance with policies: 7.4; 7.3 and 7.6 of the London Plan 2011 and policies: D8 & D24 of the Islington Unitary Development Plan 2002.

List of Informatives:

1 Car-Free Development

INFORMATIVE: (Car-Free Development) All new developments are car free in accordance with Policy CS10 of the Islington Core Strategy 2011. This means that 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.

2 CIL

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 the Mayor of London's CIL Charging Schedule 2012. One of the development partners must now assume liability to pay CIL by submitting an Assumption of Liability Notice to the Council. This should be received by the Council within the next 21 days. The Council will then issue a Liability Notice setting out the amount of CIL that is payable.

Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed. Persistent failure to pay CIL liabilities due may result in the Council imposing surcharges, serving a CIL stop notice prohibiting further development on the site and/or taking action to recover the debt due. The above forms can be found on the [Planning Portal](#).

APPENDIX 2: RELEVANT POLICIES

This appendix lists all relevant development plan policies and guidance notes pertinent to the determination of this planning application.

1 National Guidance

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

2. Development Plan

The Development Plan is comprised of the London Plan 2011, Islington Core Strategy 2011 and Islington Unitary Development Plan 2002. The following policies of the Development Plan are considered relevant to this application:

A) The London Plan 2011 - Spatial Development Strategy for Greater London

3 London's people

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

5 London's response to climate change

Policy 5.1 Climate change mitigation

Policy 5.2 Minimising carbon dioxide emissions

6 London's transport

Policy 6.9 Cycling

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 5.3 Sustainable design and construction

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) Islington Unitary Development Plan (2002)

Environment Policies:

**Env5 & 6 (Protecting Trees)
Env16 & 17 (Protection of Amenity))**

Conservation and Design Policies:

**D3 (Site Planning)
D4 (Designing in Context)
D5 (Townscape)
D8 (Boundary Walls, Paving and Street Furniture)
D20 (Land Use)
D22 (New Development)**

Housing Policies:

**H3 (New Housing and Changes of Use to Residential)
H7 (Standards and Guidelines)
H10 (New Development)**

Sustainable Transport Policies:

**T18 (Parking and Traffic Restraint)
T34 (Cycle Parking)**

3. Emerging Policy Documents

A) Islington's Development Management Policies – Proposed Submission, October 2011

Design and Heritage

**DM1 Design
DM2 Inclusive Design
DM3 Heritage**

**DM12 Housing Standards
DM13 Private outdoor space**

Energy and Environmental Standards

DM40 Sustainable design and construction statements

DM43 Sustainable design standards

Transport

**DM48 Walking and cycling
DM49 Vehicle parking**

5 Designations

The site has the following designations under the London Plan 2011 and Islington Unitary Development Plan (2002):

None

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

The following SPG's and/or SPD's are relevant:

Islington UDP

- **Accessible Housing in Islington**
- **Conservation Area Design Guidelines**
- **Planning Standards Guidelines**
- **Planning Obligations and S106**
- **Urban Design Guide**