



# 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 B

Date: 13<sup>TH</sup> December 2012

## AGENDA ITEM NO:

Application number	P122040
Application type	Full Planning Application
Listed building	N/A
Ward	Highbury East
Conservation Area	Not applicable
Development Plan Context	A Site of Importance for Nature Conservation ( <b>SINC</b> )
Site Address:	12 Arvon Road, Islington, N5 1PR
Proposal	Erection of a part two/part three storey eco residential dwelling (3 bed room) with associated landscaping.

Case Officer	Paul Conboy
Applicant	Mrs Peggy Ekeledo-Smith
Agent	Bere: Architects

### 1. RECOMMENDATION

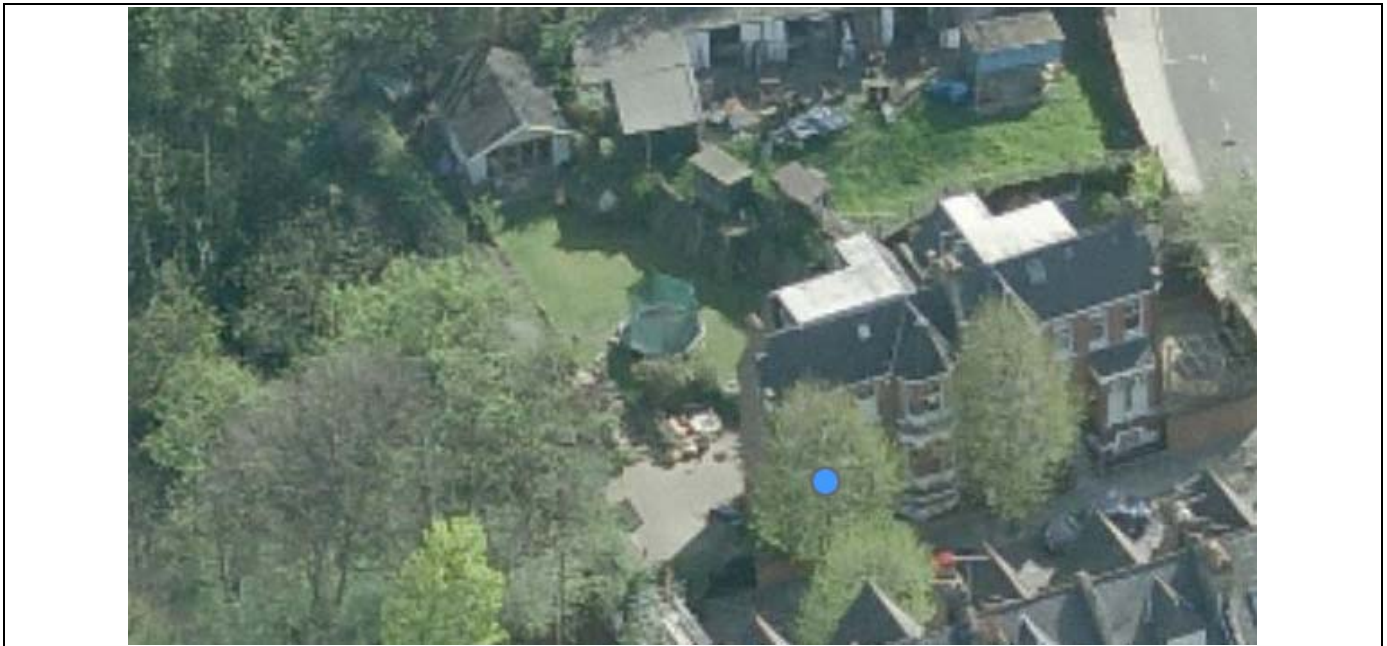
The Committee is asked to resolve to **REFUSE** planning permission:

1. for the reasons set out in Appendix 1.

**2. SITE PLAN (SITE OUTLINED IN RED)**



**3. PHOTOS OF SITE/STREET**





#### 4. SUMMARY

- 4.1 The current proposal seeks to develop the side hard paved area and part of the rear garden area adjacent to 12 Arvon Road to create an eco 3 bed part two/ three storey dwelling house. The proposed dwelling would be adjacent to the wooded area containing allotments and Olden Gardens which is a Site of Important for Nature Conservation. The proposed dwelling aims to create a highly sustainable ecological dwelling house with many modern and latest innovations in terms of sustainable materials and building practices. It is proposed that the dwelling if granted permission would be amongst the first houses in London to achieve the advanced Passivhaus certification.

- 4.2 However, the proposal would have an unacceptable harmful impact on the character and appearance of the area and the spaciousness and openness of the area by virtue of the proposed development inappropriate design, scale, massing height and choice of finishing materials.

## **5. SITE AND SURROUNDING**

- 5.1 The application site concerns the hard paved area to the side and part of the rear garden area of 12 Arvon Road. 12 Arvon Road is a three storey semi detached building located along the eastern section along Arvon Road. 12 Arvon Road forms part of a pair of semi detached dwellings along with 10 Arvon Road. The dwelling has a large rear garden which backs onto the railways to the east with a wooded area located to the north of the site which is designated as a Site of Importance for Nature Conservation. This wooded area includes allotments, wooded areas and Olden Gardens. This woodland area has a large variety of tree types and natural habitats. Further eastwards from the site there is the Highbury Roundhouse buildings. The rear of the application property is visible from Ronald's Road. The surrounding area is dominated by attractive Victorian terraced dwellings. The site is not located within a designated conservation area.

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

- 6.1 The proposal seeks to develop the side and part of the rear of the garden area of 12 Arvon Road to create a modern designed ecological dwelling house with 3 bedrooms. The proposed dwelling would include a lower basement level, ground and first floor levels with a recessed second floor level. The front elevation of the house is proposed to be set back from the existing front building line of 12 Arvon Road with a spiral feature and glass porch along the side of the main elevation.
- 6.2 The main façade is proposed to be timber faced with detailed vertical masts made of wood and stainless steel fitches, crisscrossed by a grid of stainless steel wires and nautical detailing. It is proposed that Boston Ivy will grow on the main front elevation of the dwelling
- 6.3 The rear elevation proposes painted timber cladding. The applicants have attempted to try and blend the dwelling into its surrounding context being adjacent to the heavily wooded SINC.
- 6.4 The proposed development aims to achieve a Passivhaus certification creating a substantially zero carbon building. This can be achieved through a variety of areas ranging from super insulation, avoiding thermal bridges, draft free construction, use of solar energy and shading techniques to name just a few key components. Passivhaus standard is considered to be comparable Level 6 of the Code for Sustainable Homes. The proposed dwelling would include solar panels with extensive flat green roofs.

## **7. RELEVANT HISTORY:**

- 7.1 Pre-application advice: The Council did provide formal pre –application advice in relation to this proposed development. The council advised the sensitivity of the site in terms of its visual impact in relation to the adjacent woodland and the overall character and appearance of the surrounding area. The advice was that the modern design and overall scale, height and rearward projection of the proposed dwelling was considered to be

excessive and would not be supported by officers notwithstanding the laudable sustainability objectives of the development.

- 7.2 There is a restrictive covenant registered on the application site between Islington Council and the land owners which restricts the development of built form on large parts of the application site. This is a legal matter and the planning assessment of this case should be considered separately from this matter.
- 7.3 P122195 Concurrent application on December 13<sup>th</sup> Planning Committee Agenda for the same site for the: Conversion of 12 Arvon Road into 2 self contained units and a lower ground and upper ground floor rear extension. Recommendation to members in this particular case is to approve planning permission subject to conditions.
- 7.4 P091733: Withdrawn application for the Erection of a new building onto 12 Arvon Road to create 2 self contained units (1 x1 bed & 1 x 2 bed) and a single storey rear extension to the existing dwelling at 12 Arvon Road.
- 7.5 P061245: Certificate of lawfulness granted for proposed erection of garden shed at eastern end of garden.

## **8. CONSULTATION**

### **Public Consultation**

- 8.1 Letters were sent to occupants of adjoining and nearby properties along Arvon Road. However, it is the Council's practice to continue to consider representations made up until the date that the application is determined. At the time of writing this report, 32 letters of support and 16 letters of objection have been received from the public with regard to the application. Local ward Councillor's Stacy & Councillor Horten requested that the application come to planning committee for decision by members.
- 8.2 The issues raised can be summarised as follows (with the paragraph that provides responses to each issue indicated within brackets):

### **In objection:**

- Development could harm the wildlife significance of Olden Gardens and protected woodland (See paragraph 10.16 & 10.17)
- Adverse impacts of the proposed dwelling on the character and appearance of the surrounding area. (See paragraphs 10.4-10.10)
- Inappropriate design, scale bulk and appearance of the dwelling. (See paragraphs 10.4-10.10)
- Undermining the existing symmetry of the attractive pair of semis at 10 & 12 Arvon Road. (See paragraphs 10.4-10.10)
- Inability to ensure Ivy façade adequately maintained into the future. (See paragraphs 10.4-10.10)
- Structural concerns (See paragraph 10.13)
- Loss of daylight/sunlight to adjoining properties. (See paragraphs 10.11 & 10.12)

- Loss of garden space should be resisted. (See paragraphs 10.3, 10.4 & 10.10)
- Loss of open feel to the road (See paragraphs 10.4-10.10)
- Overdevelopment of the site (See paragraph 10.7)
- Increased parking pressures. (See paragraph 10.19)

**In support:**

- Potential to be a landmark building
- Interesting and attractive design of the proposed dwelling.
- Welcome the sustainability credentials of the proposed development

**Internal Consultees**

8.3 **Access Officer:** supportive, as overall in accordance with relevant policies.

8.4 **Conservation and design officer:** The council's design and conservation officer has been involved in extensive pre application and application discussions involving this site. The officer's main comments are attached below:

"The buildings of Arvon Road and neighbouring streets are of sufficient architectural quality and historic interest to merit conservation area designation in their own right or forming part of an existing conservation area. The inclusion of these streets within a conservation area will be considered as part of an ongoing review into conservation areas across the borough."

"No. 12 Arvon Road is a prominent building of architectural and historic interest in its own right, as half of a pair of houses and in the context of the street. It contributes significantly to the local area's character and appearance and distinctive sense of place. The alterations and new building affixed to no. 12 Arvon Road, proposed in two separate but concurrent applications, are of some interest but cause harm to the character of the host building, to no. 10 Arvon Road as half of the pair of semi-detached properties and to the established character of the street. "

"The proposals provide for both a large rear extension to no. 12 in connection with the proposals to convert the original house to three flats and a new house adjoining no. 12, with originally 5-bedrooms but amended to 3-bedrooms within the same volume. The proposed design of the rear extension will include timber cladding and be 'contemporary but contextual'. The proposed house rises to three storeys with a footprint at lower ground and ground rivalling that of the existing building. It is timber-faced with 'vertical masts made of wood and stainless steel flitches' with a grid of 'stainless steel wires with nautical detailing.' A glass link connects the building to no. 12 Arvon Road. It is proposed to grow ivy across the elevation. "

"The proposed house is planned around passivhaus principles and the sustainability objectives of the proposals are laudable. However, the benefits that the proposals would bring to the applicant in this regard do not outweigh the harmful impact that the new building would have on the site as described above. "

“The proposed house is innovative but does not read as a standalone building; it reads as an extension to the existing building at no. 12 Arvon Road. Nos. 10 and 12 Arvon Road read as a pair and the addition of a third house on this arrangement unbalances the historic and architectural relationship between the original two houses. The applicant has been consistently advised that this approach is not acceptable in design terms. The applicant has presented a design that is described as being recessive and subservient by stepping back from the established building line slightly and not rising to the full height of the house. This confuses its identity – is it an extension to the main house or an independent dwelling in its own right. Its footprint is far from subservient to the main house. Taken with the extension and the conversion of the house to three separate dwellings it does represent a physical overdevelopment of the site that diminished the interest and appearance of the host building, its neighbour and its relationship with the street. The proposed scheme does not work with the existent context of facades or local character. “

“The sustainability argument for the development is persuasive but the building is neither one thing nor the other: it appears to extend the main house and wraps around it but is a separate property. It competes and contrasts with nos. 10 and 12 Arvon Road, rather than being complimentary to the overall composition and streetscene. The scale and massing of the proposed building is too great and the building has the potential to dominate its host. There is no evidence to suggest that the sustainability objectives couldn't be met in a smaller building, passive in design as well as in operation. This is more of a statement building that is justified on the singular argument of sustainable living rather than against design policies and sympathetic contextual design. The only other argument presented is that the children of the house are reaching breaking point in relation to being able to do their homework in the existing house and I would not consider this adequate justification. “

**Greenspace:** Raise concerns the overall height, scale and footprint of the development could cause significant overshadowing to the adjacent protected woodland.

## 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):

- Site adjacent to a SINC. -

## **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
- Accessibility
- Trees, landscaping and the adjoining SINC
- Sustainability
- Highways and parking

## **Land-use**

10.2 The site is presently a single family dwelling located within a primarily residential area. The proposed conversion would remain a residential C3 use. It is important to note the context of the site being adjacent to a well developed and important nature woodland and also attached to a pair of distinct and attractive semi detached dwellings. The rear of the site is also quite open and visible from the public realm. These are important considerations in this case. The council has a specific policy to prevent garden land from being developed on.

10.3 UDP policy H6 states that new development on existing garden areas will not normally be permitted and only agree exceptions where the applicant can demonstrate:

- There will be significant loss of visual, recreational or nature conservation amenity.

It is considered that the overall design, scale, massing and visual appearance of the proposed dwelling would cause a significant loss of visual amenity to the surrounding area in terms of how the proposed building relates to the existing pair of semi detached buildings and views of the SINC from the surrounding area.

- Adequate private garden space will remain available to the existing and proposed property.

It is considered that adequate rear garden space would remain in this case.

- That the scheme will not adversely affect the amenities of nearby occupiers.



The proposed development is not considered to have any impact on adjoining resident's amenity levels in terms of loss of light/daylight, outlook or any undue increase in enclosure. However the design and bulk of the development is considered to cause visual harm to nearby residents. The proposed development is not considered to have justified why an exception can be justified in light of this adopted policy and is therefore considered to be contrary to UDP policy H6.

## **Design**

- 10.4 The proposed development seeks permission to erect a modern designed dwelling which attempts to blend into its location beside densely vegetated woodland. In order to assess the potential design merits of the development it is important to note the surrounding context and character which exists. The host pair of semi detached dwellings are unusual as they are the only pair of semi detached dwellings along Arvon Road which adds to their significance in visual terms. The terraced dwellings along the road have gable ends to the street where as houses at no 10 & 12 have pitched roofs. It is also important to note the rear of 10 & 12 Arvon Road are clearly visible from the rear as land levels rise as you move up Ronald's Road. It important to highlight the need to read 12 Arvon Road as an integral pair with no 10 and that is how both buildings are read from the street. Within this context both buildings form an attractive pair with substantial open spaces to the side and rear areas allowing them to be appreciated fully including the adjacent green woodland all of which are considered to be important visual features.
- 10.5 Within this context the application seeks to erect a large family dwelling onto the side of 10 Arvon Road. It is considered that the dynamics and character of the site above clearly show that any development in this location needs to be very sensitively designed and of an appropriate scale and height to respect the open character of the pair while allowing the existing semi detached buildings to remain legible. In this case serious objections are raised to the overall design, scale, massing height and bulk of the proposed dwelling. The proposed lower ground levels and rearward projection would extend beyond 12 Arvons Road rear building line, extending around the rear lower ground floor of 12 Arvon Road, the height of the development coupled with its overall bulk at second floor level and its rear ward projection are considered to create an overdominant, bulky building which would fail to be a subservient feature attached to the existing semi detached pair. The dwelling is laid out as a 3 bed unit with very large bedrooms which could be easily altered internally to create a reasonable sized 5 bedroom dwelling.
- 10.6 The building is considered to compete with the pair of semi detached dwellings in visual terms rather than form a subservient yet contrasting feature. The proposed dwelling is attached to 12 Arvon Road which further confuses its visual relationship to these pair of buildings. The proposed development is considered to have an adverse impact on the existing symmetry of the semi detached dwellings here. It is noted that the proposed recess of the front elevation in comparison to 12 Arvon's Road front building line. Attempts have been made also to lessen the bulk and visual impact of the second floor by recessing it off the front elevation. It is not considered that this recess mitigates the overall bulk and dominance of the proposed dwelling. The additional height, bulk and rearward projection and site coverage of the development is considered to be excessive and as a result the proposed development would fail to be a subservient development.
- 10.7 When taken in conjunction with the simultaneous plans to convert 12 Arvon Road to flats, it is considered that the site would undergo significant and excessive development.

The open character of the site would be detrimentally eroded. The appreciation of the adjacent woodland would be diminished from short and long views from the surrounding streets due to the rear ward projection and excessive height of the development. The excessive height, bulk and massing of the proposed development is also considered to unbalance the historical and architectural relationship between the original two houses which is visually harmful to the character and appearance of the area.

- 10.8 It is accepted that the proposed front elevation incorporates modern details and treatment with interesting design aspects and extensive use of Boston ivy. It is also noted that the applicants have attempted to blend the development in with the adjacent woodland while aspiring to create a truly zero carbon dwelling in this location. However, whilst innovative design and finishes to new builds in traditional streetscapes are accepted in principle it is considered that the developments failure to create a separate subservient building in this location of an acceptable overall scale ensures that rather than creating a visually interesting and appropriate building in this location the effect is just the opposite. The overall dominance and scale of the development is considered to form a dominant building which competes with and detracts from the existing attractive character of the existing pair of semi detached dwellings. The effect is to create a building which due to its overall design, scale, massing and finishing materials neither adequately responds to both the constraints on site in respect of maintaining the legibility of the existing pair of semi detached buildings at 10 & 12 Arvon Road nor preserving the open character and views into the adjoining SINC from the surrounding streetscape.
- 10.9 Therefore it is considered that the proposed development by reason of its excessive design, scale, massing, height and final finishing materials particularly to the front elevation would form a visually discordant and dominant feature when seen from both front and rear of the site from the public and private realm. The proposed development fails to pay adequate respect to its surrounding character and context and is therefore considered to be contrary to CS Policy 9, policies 7.4, 7.6 and 7.8 of the London Plan 2011, CS9 of the Core Strategy 2011, D4, D5, D11, D22 of the UDP 2002 and emerging Development Management policy (2012) DM1 & Islington's Urban Design Guidance 2006.
- 10.10 It is important also to note that whilst credible sustainability proposals are acceptable in principle, these goals and objectives should not be at the expense of the character and appearance of the area. The same objectives and sustainability credentials may be able to be achieved on a more subservient and appropriately designed scheme.

### **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 dwelling is set well away from adjoining residents in this case with the woodland to one side and the rear elevations of 12 & 10 Arvon Road also. While design and appearance objections are detailed above in the design section it is considered that the proposed dwelling will not have material adverse impacts on the amenity levels of 10 or 12 Arvon Road due to the adequate distances and openness of the site.
- 10.12 Concerns raised from residents opposite the site regarding the potential loss of sunlight/daylight and changes to outlook have been duly noted. However bearing in mind the location of the site across a public carriageway and the overall height and scale of the development is not considered the development would give rise to any

material loss of light/daylight, outlook or incidences of overshadowing to these residents. The proposed development is considered to fully accord with UDP policy D3 & Emerging Development Management Policy DM1.

- 10.13 Concerns raised regarding structural concerns have been noted. However, structural concerns and issues are not material planning considerations and are dealt with by separate building control regulations.
- 10.14 The proposed new single family dwelling would have an adequate rear amenity space. If both proposed schemes at this site were enacted there would be enough amenity space for both developments to ensure a good living environment for both prospective occupiers of 12 Arvon Road and the proposed eco dwelling here. Although, the proposed conversion at 12 Arvon Road is not shown on the plans, they would result in the reduction of some of the existing rear garden area for the new proposed dwelling. However, this application was recommended for approval the council would condition the exact layout of the rear amenity space to both units and the new single family dwelling to be submitted for approval prior to the first occupation of the units.

### **Quality of Resulting Residential Accommodation**

- 10.15 The proposal seeks permission to create a 3 bedroom family dwelling with direct access to a good sized rear amenity space. The internal layouts and room sizes of the main dwelling are considered to be acceptable and would offer good internal living environments with good access to natural light, outlook and natural ventilation. This family unit would have a directly accessible rear garden area which is policy compliant. All habitable rooms meet or 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.

### **Accessibility**

- 10.16 The proposed 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, Trees and potential impacts of the development on the adjacent SINC**

- 10.17 There are no trees located within the immediate rear elevations of the existing building. There a number of large trees located within the SINC close to the common boundary of the site. The council's tree officer is content that the development capable of being built subject to appropriate tree protection conditions.
- 10.18 Concerns raised regarding overshadowing to adjacent trees within the SINC have been considered. The side elevation and rear of the dwelling would face north /north eastwards. It is considered that the adjoining trees would not be so severely impacted from the development in terms of loss of light that these trees long term health would be compromised and this objection is not upheld. 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.

## **Sustainability, Energy Efficiency and Renewable Energy**

10.19 The proposed development is considered to offer exemplary sustainability credentials and has the potential form a significant example of best practice in emerging passivhaus designs. The proposed aspirations to achieve a passivhaus dwelling here are very much welcomed in sustainability terms. The proposed use is considered to be a sustainable land use in its own right in this location. 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**

10.20 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. The proposed additional dwelling in this proposal will not be eligible to apply for parking permits in the locality. 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**

10.21 The proposal is not subject to a S106 agreement. The development will be liable for the Major's CIL charges. The application was submitted to the council before the formal adoption of the Council's small sites affordable housing spd, therefore these contributions do not apply in this case.

## **Conclusion**

10.22 The proposed creation of a part two/part three storey eco dwelling house is considered to form an inappropriate and excessive development in this location by reason of its excessive design, scale, bulk, massing, height and finishing materials. create a good standard of accommodation. The proposed development is considered to have a significantly adverse impact on the visual amenity of the area which is not considered to be mitigated by the laudable sustainability credentials of the proposed scheme overall. It is recommended that planning permission be REFUSED for the reasons as set out in Appendix 1 - RECOMMENDATIONS.

# APPENDIX 1 – RECOMMENDATIONS

## RECOMMENDATION A

That if members are minded to refuse this application, officers recommend that the following **reasons for refusal** be published on the decision notice:

1. Reason: The proposed new dwelling by reason of its inappropriate design, scale, massing, bulk, height and finishing materials would form an overdominant and incongruous feature when viewed from both the public and private realm. The development would fail to respect its local context and would adversely impact on the existing character and appearance of the area. The development is therefore considered to be contrary to policy 9 of Islington's Core Strategy 2011, policies D4 (Designing in context), D5 (townscape), D22 (New developments), H6 (Garden Land development), Emerging Development Management Policy DM1, Islington's Urban Design Guidance 2006 & The NPPF 2012.
2. Reason: The proposed development would result in the loss of the open and spacious character which exists between the existing pair of semi detached buildings and the adjoining SINC within this section of Arvon Road. This open and spacious character is considered to be an important component of the character and appearance of the area and would be severely compromised as a result of this proposed development. The development is therefore considered to be contrary policy 9 of Islington's Core Strategy 2011, policies D4 (Designing in context), D5 (townscape), D22 (New developments), Islington's Urban Design Guidance 2006 & the NPPF 2012.

### List of Informatives:

#### 1 LPA Positive Statement

To assist applicants the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website.

A pre-planning application advice service is also offered and encouraged.

In this instance the pre application advice provided by the LPA was not adhered to and the submitted application did not accord with planning policy and guidance.

The LPA acted in a proactive manner, offering suggested improvements to the scheme to comply with policies and written guidance that were not adopted by the applicant. The LPA delivered the decision in a timely manner, in accordance with previous advice given and acted in accordance with the requirements of the NPPF.

The LPA invites the applicant to enter into collaborative pre-planning application discussions to assist in the preparation of a new planning application.

# APPENDIX 2: RELEVANT POLICIES

This appendices list all relevant development plan polices 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
- 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
- 5 London's response to climate change
  - Policy 5.1 Climate change mitigation
  - Policy 5.2 Minimising carbon dioxide emissions
  - Policy 5.3 Sustainable design and construction
- 8 Implementation, monitoring and review
  - 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)  
H6 (Development on garden Land)  
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

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):

Site adjoins SINC

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

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

#### Islington UDP

- Accessible Housing in Islington
- Planning Standards Guidelines
- Urban Design Guide 2006