



PLANNING SUB-A COMMITTEE
Date: 13 November 2012

AGENDA ITEM NO:
NON-EXEMPT

Application number	P121172
Application type	Dwellings Minor
Ward	Clerkenwell
Listed building	Not Listed
Conservation area	Rosebery Avenue Conservation Area
Development Plan Context	CAZ
Licensing Implications	None
Site Address:	6-8 Amwell Street, London, EC1R 1UQ
Proposal	Erection of two storey residential roof extension to provide 1x1 bedroom flat with associated roof terraces, external alterations to both building facades, and replacement of existing windows with crittall replica windows.

Case Officer	Anthony Traub
Applicant	Mr Joseph Corre
Agent	Ms Charlotte from Skene Cailing De La Pena

ADDENDUM REPORT

1.0 Application Deferred

- 1.1 Members will recall that the current application LBI reference P121172 was previously heard at the Planning Committee meeting held on the 25th October 2012. The application was deferred by Committee Members in order that a site visit take place to assess the proposal's impact on neighbouring properties and that clarification be given as to certain points made in the case report.
- 1.2 The Members' site visit took place on 29th November and, after viewing the rooftop upon which the extension is proposed and the proximity of adjacent properties, the degree of impact on neighbouring flats at 2-4 Amwell Street was assessed with visits made to nos. 7 and 10.

- 1.3 Flat 7 occupies parts of the second, third and fourth floors of 2-4 Amwell Street and has two roof balconies; one at third floor level to the rear of the building and situated behind the party wall shared with 6-8 Amwell Street and the second at a higher level, above the height of the existing party wall, and facing west towards Amwell Street.
- 1.4 Flat 10 is situated on the third floor of 2-4 Amwell Street and has a roof terrace to the front of the building, directly behind the party wall. This flat also has to its rear a glazed bedroom door opening out onto a section of flat roof behind the party wall.
- 1.5 The application for the new roof extension proposes that the break in the party wall's central section, in proximity to the above bedroom door, be filled in and brought up to a height constant with the sections of wall on either side of the break. The existing wall would then be raised by approximately 1 metre to allow for the proposed extension's construction. This increase would not be constant throughout the whole length of the wall divide, ranging mainly between 0.38m and 1m save for a steep rise and drop adjacent to no.7's rear roof terrace.
- 1.6 There is an extant planning consent, granted in 2010, for a full depth roof extension on top of 6-8 Amwell Street whereby the central break in the party wall would be infilled with a height increase of 0.5m constant along the full length of the wall.
- 1.7 The rooftop of 6-8 Amwell Street lies directly north of Flats 7 and 10 at 2-4 Amwell Street and such an orientation means that no loss of sunlight to any of the three terraces would result. Whilst there would be a resultant sense of enclosure occasioned it is not considered that the party wall's height increase in the party wall would be likely to cause significant undue harm to the residential amenities of either of the two neighbouring flats.

2.0 Recommendation

- 2.1 The application is re-presented to committee members with an officer recommendation for approval subject to the suggested conditions set out in the original report hereby appended. An additional informative is, however, imposed in accordance with the new statutory requirement as to the inclusion of Positive Statements on decision notices.

Additional Informative:

1 Positive Statement

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 this wasn't taken up by the applicant, but the LPA acted in a proactive manner offering suggested improvements to the scheme (during application processing) to secure compliance with policies and written guidance. These were incorporated into the scheme by the applicant.

This resulted in a scheme that accords with policy and guidance as a result of positive, proactive and collaborative working between the applicant, and the LPA during the application stages, with the decision issued in a timely manner in accordance with the NPPF.

APPENDIX 1: PREVIOUS COMMITTEE REPORT

1. RECOMMENDATION

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

- For the reasons for approval; and
- Subject to the conditions set out in Appendix 1.

2. SITE PLAN (site outlined in red)



3. PHOTOS OF SITE/STREET









3. SUMMARY

3.1 The proposal involves the construction of a contemporary, two storey roof extension to accommodate a one bedroom flat. There is an extant permission for a single storey roof extension approved in February 2011.

3.2 The main issues arising from this proposal relate to:

- Land use;
- Conservation, design and appearance;
- Neighbouring amenity;
- Standard of accommodation;
- Sustainability;
- Access;
- Transportation;
- Waste.

4. SITE AND SURROUNDING

4.1 No. 6-8 Amwell Street is located on its eastern side with the site bound to the rear by Garnault Mews. The building itself is three storeys and of brick construction with a red facing brick fronting Amwell Street and a yellow stock facing brick fronting Garnault Mews.

- 4.2 The surrounding area is relatively diverse with regards to building types with the opposite side of Amwell Street being more residential in scale and appearance (three storey plus basement). The terrace the subject building adjoins is more commercial in nature being some three to four storeys in height with some residential on the upper floors or roof level and office and retail uses at the lower and/or ground floor, with varied newer large scale developments on nearby sites.
- 4.3 The building is not listed but is located within the Rosebery Avenue Conservation Area and also the Central Activities Zone (CAZ), as designated by the London Plan. Within the Finsbury Local Plan 2012 Submission Version the site is designated as being an Employment Priority Area.

5. PROPOSAL (IN DETAIL)

- 5.1 Planning permission is sought for the erection of a two storey roof extension to provide a single one bedroom flat with associated roof terraces, external alterations to both building facades, and replacement of existing windows with Crittall replica windows.

6. RELEVANT HISTORY:

- 6.1 P101839: Planning permission granted to extend the time of an extant planning permission (P051415) for the erection of new set-back 3rd floor for use as a two bedroom flat. Approved: 01.02.2011.
- 6.2 P051415: Planning permission granted for the erection of new set-back 3rd floor for use as a two bedroom flat. Approved: 17.10.2005.
- 6.3 P001611: Planning permission granted for the change of use of third floor from directors flat to office (B1). Approved: 02.11.2000.
- 6.4 991018: Planning permission granted for the erection of new set-back 3rd floor for use as a two bedroom flat. Approved: 18.01.00.

7. CONSULTATION

Public Consultation

- 7.1 Letters were sent to occupants adjoining and nearby properties. A site notice and press advert were also displayed. At the time of the writing of this report, three letters of objection had been received from the public with regard to the application. The grounds of objection raised are as follows:
- *Loss of light/outlook and increased sense of enclosure affecting a habitable room and roof terrace adjoining the proposal at 2-4 Amwell Street and affecting a currently unobstructed view;*
 - *General loss of amenity for neighbouring properties;*
 - *The bulk and appearance of the proposal is out of keeping with the area;*
 - *The proposal would overlook the existing roof terraces at 2-4 Amwell Street;*
 - *Noise and disturbance from any building works;*
 - *The effect the proposal would have on the amount of light received on the commercial floorspace within the existing building currently reliant on the internal lightwell to which the proposal would build over.*

External Consultees

- 7.2 Thames Water: No objection to the proposal.

Internal Consultees

- 7.3 Conservation and Design: *“The proposed roof extension is not greatly different in size to that already approved. It has been substantially reduced in scale following pre-application advice. The roof extension is not visible from any public views. However, if one were to stand within the bin store (which is not a public view) of the adjoining 6/7 storey office development (an oversized and inappropriate development in itself) the visibility would be a slight increase on that which has already been approved...In any case this proposal is for a far higher quality roof extension to that which has been approved and in my view should be welcomed. It is ‘architecturally innovative’ and an ‘imaginative design solution’ as encouraged by the Urban Design Guide. It will make a strong positive contribution to the local character and distinctiveness of Clerkenwell as an area of diverse architectural forms and high quality contemporary design which successfully contrasts with historic buildings. The proposals also include the replacement of the inappropriate uPVC windows with Crittall windows, as would have existed originally. Furthermore, the unattractive external security shutter boxes will be removed and an internal security shutter fitted. These enhancements / heritage benefits help weigh in favour of the proposed scheme. Details are not provided for the windows and these should be required by condition as well as other materials and the proposed improvements to the existing building.”*

8. 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

- 5.1 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

- 5.2 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 – Proposed Submission, October 2011

Designations

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

- Rosebery Avenue Conservation Area
- CAZ

Supplementary Planning Guidance (SPG) / Document (SPD)

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

6. ASSESSMENT

6.1 The main issues arising from this proposal relate to:

- Land use;
- Conservation, design and appearance;
- Neighbouring amenity;
- Standard of accommodation;
- Sustainability;
- Access;
- Transportation;
- Waste;
- CIL.

7. Land Use

7.1 The proposal is considered to be acceptable and raises no land use issues given it does not involve the loss of any employment floor space and would introduce a residential use at roof level with this pattern of development existing within the current terrace.

7.2 Policy BC8 of the Finsbury Local Plan 2012 seeks to achieve a balance and mix of uses within the CAZ and Priority Employment Areas. The proposal is considered to be in accordance with this policy given there is no loss of employment generating floorspace and that there are established residential units at roof level within the immediate area.

8. Conservation, Design and Appearance

8.1 The proposal involves the construction of a contemporary, two storey roof addition to the existing building including associated roof terraces to provide for a single one bedroom flat.

8.2 The proposed roof extension would be two storeys and designed in a very asymmetrical and contemporary manner. The design ethos of the architects has been to angle the roof addition so to limit its visibility from the public realm whilst also minimising its bulk so as to preserve as much light to the existing building by preserving the functionality of the existing central lightwell. The resulting design shows a roof extension of a very geometric form rather than the more traditional style mansard type additions.

8.3 The site itself has two street frontages with the rear to Garnault Mews being very narrow.

- 8.4 Para. 34.15(ii) of the Rosebery Avenue Conservation Area Design Guidelines state that *“...roof extensions, alterations to existing roof extensions or new dormers and roof lights which are visible from the street or other public areas will not normally be permitted.”* The proposal is considered to have responded to this by shaping the massing of the development to the sightlines from the public realm to create a roof addition that would not be visible from the public realm.
- 8.5 Furthermore, the proposed roof extension, whilst larger in size to that already approved in February 2011, is considered to be an ‘architecturally innovative’; an ‘imaginative design solution’ as encouraged by Islington’s Urban Design Guide and an improvement in design to that previously approved. It is considered to make a strong, positive contribution to the local character and distinctiveness of Clerkenwell as an area of diverse architectural forms and high quality contemporary design which successfully contrasts with historic buildings.
- 8.6 The main cladding material would be an Ethylene Propylene Diene Monomer (EPDM) rubber in a grey colour. This material has a matt finish and is considered a contemporary and suitable material given the nature of the development. Nevertheless, a condition is recommended, should the application be approved, requiring the submission of a sample of the material prior to the commencement of any works to ensure its acceptability.
- 8.7 The proposal involves the addition of a roof garden area, although very little detail has been provided regarding this aspect of the scheme. Should the application be approved, details of such will be required to ensure such a feature would be suitable in this location and able to function as meant given it would be partially covered by the proposed roof addition.
- 8.8 The proposal also includes the replacement of existing uPVC windows with Crittall windows, as would have existed when the building was originally constructed, and the removal of the external security shutter boxes. These enhancements are considered to be heritage benefits which vastly improve the buildings current appearance and would enhance the conservation area generally. Conditions are recommended requiring that these improvements be undertaken prior to the first occupation of the proposed flat.
- 8.9 Overall, and on balance, the proposal is considered to be acceptable for the following reasons:
- The contemporary design of the roof addition would enhance the Clerkenwell area providing an ‘architecturally innovative’ and an ‘imaginative design solution’;
 - The proposal would not be clearly visible from the public realm;
 - There is an extant planning permission expiring in February 2014 for a roof addition of a similar bulk to that proposed although the current design is considered preferable;
 - The proposed external materials are considered appropriate with conditions also recommended requiring samples be submitted for prior written approval;
 - There are heritage benefits consequent on the proposal which would include the replacement of uPVC windows with Crittall replica windows and the removal of the external shutter box to improve the appearance of the building from the public realm.
- 8.10 The proposal is therefore considered acceptable and thereby would enhance the appearance of the Rosebery Avenue Conservation Area generally. It is considered to

be in accordance with policy 12 contained within the National Planning Policy Framework 2012, policies 7.4 and 7.8 of the London Plan 2011, policies CS8 (Enhancing Islington's Character) and CS9 (Protecting and Enhancing Islington's Built and Historic Environment) of Islington's Core Strategy 2011, policies D4 (Designing in context), D11 (Alterations and extensions), D24 (Materials), D25 (Roof Extensions) of Islington's Unitary Development Plan 2002, objective 5 (Heritage and Culture) of the Finsbury Local Plan Submission Version 2012, policies DM1 (Design), DM3 (Heritage), DM12 (Housing Standards) of Islington's Development Management Policies Submission Version 2012, Islington's Urban Design Guide (2006) and the Clerkenwell Green Conservation Area Design Guidelines.

9.0 Neighbouring Amenity

- 9.1 The proposed roof addition has been designed to be tapered away from the building parapets with party walls built up to reflect the bulk and massing of the approved roof addition in February 2011. With the site being bounded by highway to the front and rear, the most affected properties would be those directly abutting at 10 and 4 Amwell Street and the large commercial building opposite on the narrow Garnault Mews.
- 9.2 Objections have been raised by the building's existing commercial tenant who raises concerns regarding how the proposal would affect the levels of natural light, outlook obtained through the existing lightwell to the centre of the existing building and an increased sense of enclosure. The applicant has indicated that the proposal has been designed in a manner to minimise such impacts with the contemporary design allowing for the bulk to be reduced and protecting the amenities of the lower floors of the existing building. Notwithstanding this, the existing building is occupied as office floorspace with no residential or habitable room windows directly affected. Whilst there may be some reduction in light and outlook to the lower levels of the existing building, these windows light commercial floorspace and are therefore less sensitive. This is also the case with the large glazed commercial building opposite on Garnault Mews with the roof extension distanced by the width of Garnault Mews.
- 9.3 An objection has also been raised by the residential occupier of the rooftop flat 2-4 Amwell Street whereby he considers that the roof extension proposed would harm the amenities to this flat, particular, the impact on a habitable room and a small roof terrace.
- 9.4 It is agreed that some adverse impact would result in this regard given the raising of the party wall and would involve a loss of daylight, though not sunlight as the development would be due north of this rooftop flat.
- 9.5 The proposal is supported by a daylight/sunlight report which indicates that there would be little difference from the daylighting levels currently existing and those resultant on the development.
- 9.6 Considering the fall back position whereby the applicant could implement the extant permission, the current scheme is not discernibly different in terms of impact and , as mentioned, is considered to be a preferable design.
- 9.7 With regards to the neighbour's outdoor terrace, any resultant sense of enclosure would similarly be no different from that of the alternative scheme. It is noted that this small terrace is not the primary means of outdoor amenity enjoyed by this flat as there are also larger outdoor terraces accessed from the main living areas.

- 9.8 The proposed terrace and outdoor garden would be well separated and/or screened from neighbouring residential properties and are not considered to harm the privacy of neighbouring residents.
- 9.9 Overall, given the nature of the extensions in a densely built up urban environment and for the reasons mentioned above, the proposed roof addition would not be considered to have a significant undue effect on neighbouring amenities to warrant a refusal of permission. Consideration has been given to matters such as outlook, light provision, enclosure, privacy in accordance with policy D3 of the UDP 2002.
- 9.10 Noise and disturbance that may be occasioned during the construction works would be temporary in nature by moreover, is controllable under environmental legislation, and enforced by the Council's Public Protection team.

10. Standard of Accommodation

- 10.1 The development would result in the creation of a single one bed flat. The unit would comply with the recommended minimum floor space standard contained in Table 3.3 of the London Plan 2011 and Table 3.2 of the Islington Development Management Policy Document Submission Version 2012 with the units also having multiple aspects and access to sufficient amenity spaces in the form of roof terraces.
- 10.2 Light is provided through a combination of windows and doors with the proposal considered to provide sufficient light and ventilation to the proposed unit.
- 10.3 The room sizes of the proposed unit would conform with the Council's Planning Standards Guidelines.
- 10.4 Policies D3, H3 and H7 of the Islington UDP, policies CS9 and CS12 of the Core Strategy, and policy DM12 of Islington's Development Management Policies Document Submission Version 2012 and Islington's Planning Standards Guidelines state that new development should provide accommodation of an acceptable standard with satisfactory aspect, daylight and sunlight, room and flat sizes. The development accords with such and the proposed residential flat would provide an acceptable living environment for future occupiers.

11. Sustainability

- 11.1 Whilst an energy statement has been submitted with the application, there is little detail provided regarding the Code for Sustainable Homes (CfSH) rating the proposed unit would achieve. Policy CS10 of the Core Strategy 2011 and policies DM41 and DM43 of Islington's Development Management Policies Document Submission Version 2012 expect that development and new units achieve a Code for Sustainable Homes (CfSH) level 4 rating. A condition is recommended requiring the submission of a CfSH pre-assessment prior to the development commencing should the application be approved.

12. Access

- 12.1 The existing building has no lift with only stepped access through the common stairwell, and the proposal would utilise the existing stairwell. It is not ideal to have shared

commercial and residential access arrangements but the proposal would involve the following:

- The introduction of a small residential lift to provide sole access to the proposed flat. This provides some segregation between the existing commercial uses and the proposed residential use;
- The ground floor commercial unit has direct access from the street. Therefore, the two tenants above the ground floor units would use the common stairwell to access each floor. There is a relatively low concentration of commercial uses within the building and conflict of use is unlikely.

12.2 The proposed residential unit is spacious and would likely comply with the space and manoeuvring requirements of the Council's 'flexible homes' requirement for all new residential homes and Policy CS12 of the Core Strategy 2012 and the Council's Accessible Homes SPD. However, the building has stepped access and the lift proposed is undersized for a wheelchair. Further, the proposed unit is unlikely to be fully accessible with stairs proposed to access the master bedroom. Whilst there would appear to be sufficient space for a lift enlargement to accommodate a wheelchair with some modification to the ground floor lobby, it is accepted, given the proposed unit is within a roof extension, that this flat is unlikely to ever be used as a wheelchair accessible unit although there would be potential to accommodate an ambulant disabled/part mobility impaired person.

12.3 On balance, given the rooftop location, the existing stepped access arrangements to the existing building, the limited practical alternatives in improving access to the top floor for wheelchair users but the ability to potentially accommodate an ambulant disabled/part mobility impaired person, the proposal is considered to be acceptable and in general accordance with the Council's 'flexible homes' aspirations for all new residential homes and Policy CS12 of the Core Strategy 2012 and the Council's Accessible Homes SPD.

13. Transportation

13.1 The site is located in an area that is well serviced by public transport. The proposal does not indicate any cycle parking. However, given the storage space within the proposed unit, there would be sufficient space within the building to accommodate a single cycle space in line with Transport for London standards. A condition is recommended requiring the provision of at least one secure cycle space within the proposed flat.

13.2 The proposed residential unit should be car free. An informative to this effect is recommended should the application be approved.

13.3 The proposal is considered to be 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.

14. Waste

14.1 No details of on site waste and recycling storage have been provided. The proposed unit is generous in size with ample storage. Therefore, a condition is recommended should the application be approved requiring details of waste storage.

15. Community Infrastructure Levy (CIL)

- 15.1 Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), the Mayor of London's Community Infrastructure Levy (CIL) will be chargeable on this application on grant of planning permission. This will be calculated in accordance with the Mayor's adopted Community Infrastructure Levy Charging Schedule, 2012. CIL will be payable to the London Borough of Islington after the planning consent has been implemented and will be used by the Mayor of London to pay for Crossrail in accordance with CIL Regulations 2010 (as amended).

16. SUMMARY AND CONCLUSION

17. Summary

- 17.1 The proposed two storey roof addition to provide a one bed flat is considered acceptable in terms of its design and appearance, would not harm the appearance of the building or the surrounding area and moreover is considered to enhance the Rosebery Avenue Conservation Area. The development is considered to comply with policies 7.4 and 7.8 of the London Plan 2011, policies CS8 (Enhancing Islington's Character) and CS9 (Protecting and Enhancing Islington's Built and Historic Environment) of Islington's Core Strategy 2011, policies D4 (Designing in context), D11 (Alterations and extensions), D24 (Materials), D25 (Roof Extensions) of Islington's Unitary Development Plan 2002, Islington's Urban Design Guide (2006) and the Rosebery Avenue Conservation Area Design Guidelines.
- 17.2 The proposed development would not harm the amenities of adjoining occupiers on matters such as loss of daylight, sunlight, privacy or outlook and would not give rise to an increased sense of enclosure of adjoining occupiers beyond that of the roof addition which already enjoys extant planning permission and is in accordance with policy D3 (Site planning) of the Islington Unitary Development Plan 2002
- 17.3 Consideration has been given to the objections made, however, the grounds and concerns raised are not considered to carry sufficient weight to outweigh the reasons for granting planning permission.
- 17.4 In reaching this decision, regard has been given to the National Planning Policy Framework 2012 which does not lead towards a different conclusion.
- 17.5 The proposal would be subject to a Community Infrastructure Levy (CIL) given that the size of the proposed addition and the nature of the development.

18. Conclusion

- 18.1 It is recommended that planning permission be granted for the reasons and details as set out in Appendix 1 - RECOMMENDATIONS.

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

That if members are minded to approve this proposal 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 (Unitary Development Plan 2002, the Core Strategy 2011, and the London Plan 2011), The National Planning Policy Framework 2012 and other material considerations.

The proposal has been approved at Planning Committee for the following reasons:

- The proposed two storey roof addition to provide a 1 x 1 bed flat is considered acceptable in terms of its design and appearance and does not harm the appearance of the building, the surrounding area and is considered to enhance the Rosebery Avenue Conservation Area generally. The development is considered to comply with policies 7.4 and 7.8 of the London Plan 2011, policies CS8 (Enhancing Islington's Character) and CS9 (Protecting and Enhancing Islington's Built and Historic Environment) of Islington's Core Strategy 2011, policies D4 (Designing in context), D11 (Alterations and extensions), D24 (Materials), D25 (Roof Extensions) of Islington's Unitary Development Plan 2002, Islington's Urban Design Guide (2006) and the Rosebery Avenue Conservation Area Design Guidelines and the NPPF 2012.
- The proposed development would not harm the amenities (including daylight, sunlight, privacy, outlook or increased sense of enclosure) of adjoining occupiers beyond that of the extant planning permission for a roof addition (P101839) in accordance with policy D3 (Site planning) of the Islington Unitary Development Plan 2002.
- Consideration has been given to the objections made, however, the objections are not considered to be of sufficient weight to outweigh the reasons for granting planning permission.

RECOMMENDATION B

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

List of Conditions:

1	Development to commence within 3 years from date of permission 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:

	<p>- Energy Statement by Max Fordham dated 18 May 2012; Daylight and Sunlight Report by BVP dated 02 December 2011; Design and Access Statement by Catling De La Pena + Far Frohn and Rojas dated May 2012; Response to objectors letter by Catling De La Pena + Far Frohn and Rojas dated 23 August 2012; 01; 02; 03; 10; 11; 12; 13; 14; 15; 16; 17; 18; 19; 20; 21; 22; 23; 24; 25; 30; 31; 32; 33; 34; 35.</p> <p>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.</p>
3	Details – All external materials and windows
	<p>CONDITION: Details and samples of all facing materials shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure work commencing on site. The details and samples shall include (but not limited to):</p> <ul style="list-style-type: none"> a) All external cladding materials; b) window treatment (including sections and reveals); c) roofing materials; d) balustrading treatments (including sections); e) Green roof/garden area (including sections). <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 in accordance with policies: 7.4 and 7.8 of the London Plan 2011, policies: D4, D11 and D24 of the Islington Unitary Development Plan 2002 and policies: CS9 and CS10 of the Islington Core Strategy 2011, emerging policies: DM1 and DM3 of Islington’s Development Management Policies Document 2012.</p>
4	Improvements to existing building
	<p>CONDITION: All enhancements/heritage benefits outlined in the hereby approved Design and Access Statement shall be undertaken prior to occupation of the building. For the avoidance of doubt these primarily considered to be (but not limited to):</p> <ul style="list-style-type: none"> - The replacement of the uPVC windows with steel windows - The removal of the external security shutter boxes <p>The improvements 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 in accordance with policies: 7.4 and 7.8 of the London Plan 2011, policies: D4, D11 and D24 of the Islington Unitary Development Plan 2002 and policies: CS9 and CS10 of the Islington Core Strategy 2011, emerging policies: DM1 and DM3 of Islington’s Development Management Policies Document 2012.</p>

5	Sustainability
	<p>CONDITION: The hereby approved residential flat shall achieve a Code of Sustainable Homes rating of no less than 'Level 4'.</p> <p>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.</p>
6	Cycle parking
	<p>CONDITION: Prior to the first occupation of the hereby approved unit, at least one secure bicycle storage spaces shall be provided and maintained as such thereafter.</p> <p>REASON: To ensure adequate cycle parking is available and easily accessible on site and to promote sustainable modes of transport 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.</p>
7	Waste
	<p>CONDITION: Prior to the first occupation of the hereby approved unit, details for the storage of waste and recycling within the hereby approved unit shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>REASON: To ensure adequate on site waste and recycling storage in accordance with policy D3 of the UDP 2002.</p>

List of Informatives:

- 1 INFORMATIVE: 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 INFORMATIVE: 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 parties must now assume liability to pay CIL by submitting an Assumption of Liability Notice to the Council at <mailto:cil@islington.gov.uk>. 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. The above forms can be found on the planning portal here: <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>.

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 3.1 Ensuring equal life chances for all

Policy 3.5 Quality and design of housing developments

Policy 3.6 Children and young people's play and recreation facilities

Policy 3.14 Existing housing

Policy 3.3 Increasing housing supply

Policy 3.4 Optimising housing potential

Policy 3.5 Quality and design of housing developments

Policy 3.8 Housing choice

Policy 3.14 Existing Housing

6 London's Transport

Policy 6.3 Assessing affects of development on transport capacity

7 London's living places and spaces

Policy 7.2 An inclusive environment

Policy 7.4 Local character

Policy 7.6 Architecture

B) Islington Core Strategy 2011

Spatial Strategy

Policy CS8 (Enhancing Islington's Character)

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

Strategic Policies

Policy CS10 (Sustainable Design)

Policy CS11 (Waste)

Policy CS12 (Meeting the Housing Challenge)

C) Islington Unitary Development Plan (2002)

Environment Policies:

Env 12 (Community Safety)

Env 17 (Protection of Amenity)

Design Policies:

D3 (Site Planning)

Transportation Policies:

T18 (Parking and Traffic Restraint)

T19 (Hierarchy of Parking Need)

T34 (Cycle Parking)

D4 (Designing in Context)
D11 (Alteration and Extensions)
D25 (Materials)
D25 (Roof Extensions)

T45 (Land Use Planning)
T51 (Increase Cycle Use)
T52 (Facilities for Cyclists)
T55 (New Development)

Housing Policies:
H7 (Standards and Guidelines)

Landscaping Policies
D6 (Landscaping and Public Facilities)
D8 (Boundary Walls, Paving and Street Furniture)

Efficient and Sustainable Use of Land and Buildings
Imp6 (Efficient Use)

3. **Emerging Policy Documents**

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

The Proposed Submission of Islington's *Development Management Policies, Finsbury Local Plan and Site Allocations Documents* went out to consultation in October 2011 and this process was completed on 12 December 2011. Following this amended drafts of these documents were produced and a further round of public consultation commenced on 8th May 2012. The final drafts of these documents will be submitted to the Planning Inspectorate for Independent Examination later in the year. These documents whilst not adopted, give an indication of the Council's approach to sustainable development proposals for the next 15 years, a spatial approach to the Bunhill and Clerkenwell areas as well as particular site allocations. The emerging policies are a material planning consideration.

DM1 (Design)
DM3 (Heritage)
DM12 (Housing Standards)

B) Finsbury Local Plan – Proposed Submission, October 2011

Objective 1 (Place Shaping)
Objective 2 (Regeneration, Housing and the Economy)
Objective 3 (Environment, Health and Wellbeing)
Objective 5 (Heritage and Culture)
BC8 (Achieving a Balanced Mix of Uses)

4. **Planning Advice Note/Planning Brief**

A Planning Advice Note/ Planning Brief title was published on date , this note/brief aims to

5 **Designations**

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

- Rosebery Avenue Conservation Area
- Building is not listed

- Employment Priority Area (General) (Finsbury Local Plan Submission Version 2012).

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

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

Islington UDP

- Planning Standards Guidelines
- Urban Design Guide
- Rosebery Avenue Conservation Area Guidelines

London Plan

- Housing
- Sustainable Design & Construction