



PLANNING SUB COMMITTEE A
Date:20/06/13

AGENDA ITEM NO:

Application number	P2013/0338/FUL
Application type	Full Planning Application
Ward	Holloway Ward
Listed building	None
Conservation area	Not within but abutting the boundary of the Hillmartin Conservation Area.
Development Plan Context	None
Licensing Implications	None
Site Address:	Part of land at Williamson Street Estate [area between 28/29 & 46 Belfont Walk], Williamson Street, London N7
Proposal	Redevelopment of existing open hard landscaped area to provide two, two-storey, two bedroom residential units. A pedestrian access route through this part of the estate will be maintained within the proposals.

Case Officer	Joe Wilson.
Applicant	Nick Gore, New Build and Regeneration, Housing and Adult Services, London Borough of Islington.
Agent	Faye Davies, Burrell Foley Fischer LLP.

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;

3. PHOTOS OF SITE/STREET

Image 1 : Site and flank elevation of number 46 Belfont Walk.



Image 2 : View from site of existing passageway at the rear of 10-29 Belfont Walk Properties.



Image 3 : Existing relationship between residential properties within 46/53 Belfont Walk and 30/45 Belfont Walk



Image 4 : View from site of properties to the north 30/45 Belfont Walk.



Image 5 : Example similar new build development on the estate.



SUMMARY

- 3.1 The proposal consists of the erection of two, two bedroom residential units provided within two storey buildings which extend at the same scale from an existing linear housing block. The proposal is the third similar application to be submitted for the estate which responds to a need to provide additional affordable residential accommodation and address existing anti-social behaviour issues.
- 3.2 The proposal provides affordable social rent accommodation suitable for smaller families including private gardens. The proposed will also provide flexible and adaptable accommodation which is compliant with the council's accessible homes standards. The additional reason for the development of the area is to address existing anti social behaviour issues.
- 3.3 The proposal raises and requires consideration of matters including the principle of development on the current open external area on the estate, the merits in the housing provision proposed, design matters including the overall quality of the scheme its visual affect on its surrounding and response to existing anti social behaviour issues and consideration and resolution of any similar matters potentially arising from the development. Another key area of consideration is the effect on trees with the proposal proposing the removal of existing trees onsite to facilitate the development but offering replacement planting and other biodiversity measures in response.
- 3.4 Many amendments were made at pre-application to the proposal in response to officer comments. While there is a fine balance of a number of planning issues on this site in evaluation and subject to compliance with a number of conditions it has been considered that the development proposed is acceptable with regard to planning policies and material considerations. The unique and specific limited function and ongoing issues in relation to anti social behaviour on this open site and the quality and affordability of the residential accommodation proposed have been chief considerations supporting this recommendations.

4. SITE AND SURROUNDING

- 4.1 The site is located on the Williamson Street housing estate constructed in 1972. The Estate consists of a number of buildings of between two and four storeys. The Estate has limited vehicular access there are a large number of pedestrian routes through the site.
- 4.2 The site is an open area of land between the respective flank elevations of numbers 28/29 and 46 Belfont Walk on the Williamson Street Estate. This site is located between a shift in the building lines of existing buildings on the Estate and is to the rear of the cul-de-sac of Warlters Close.
- 4.3 The site is mainly covered in hard pavers and contains four young mature trees. The site was last used as an office utilising temporary cabins for the contractor constructing two new dwellings on the estate previously granted planning permission as listed in section 7.1 of this report.
- 4.4 The site is not located within a conservation area, nor is there any listed buildings in the immediate vicinity. The site does abut at its rear the boundary of the Hillmartin Conservation Area which Warlters Close is located within.

4.5 The lawful use of the land is an open amenity area within the Estate. The area does not presently or recently have a clear function but does provide access to and from the existing passageway at the rear of 10-29 Belfont Walk into the central area and other pedestrian routes of the Estate.

5. PROPOSAL (IN DETAIL)

- 5.1 The proposal is for the erection of two, two bedroom terraced residential dwellings with private rear gardens.
- 5.2 The buildings will extend from the flank wall of number 46 Belfont Walk. Currently there is a pedestrian route to the rear of numbers 10-29 Belfont Walk which opens up onto the site. The proposal retains access to this route through the site by not developing across the whole gap between the flank wall of 28/29 Belfont Walk and the flank wall of 46 Belfont Walk.
- 5.3 The proposed residential units are to be provided as socially rented affordable housing with the Council as the applicant having nomination rights over their occupancy. The proposed development will be car free.
- 5.4 The proposed appearance of the units does not exactly replicate the design of the existing properties on Belfont Walk it adjoins although the two storey height is maintained. The elevations are constructed in brick, interspersed in some upper levels with render. The design includes projecting windows which in addition to glazing incorporate panel cladding.
- 5.5 The scheme proposes the removal of three of the existing four trees found on the site, and proposes the planting of one replacement tree.
- 5.6 This proposal is one of a series of developments on the estate that follow a 2009 study commissioned to look for opportunities for new development on the estate which could provide high quality new residential accommodation as well as enhancing the existing residential environment. Other developments in this series are noted in section 6 of this report and have been constructed on the Estate as shown in image 3, section 2 of this report.

6. RELEVANT HISTORY:

PLANNING APPLICATIONS:

6.1 While no planning history exists directly relevant to the site itself the following previous planning applications in the vicinity of the site are considered relevant:

21/12/09 - Application Reference P092154, Land between 6 and 7 Belfont Walk – Full planning application for the erection of a two-bed two-storey house. Application Approved.

23/10/09 - Application Reference P092153, Land between 2 and 3 Belfont Walk - Full planning application for the erection of a two-bed two-storey house. Application Approved.

PRE-APPLICATION ADVICE:

- 6.2 The application was subject to an extensive period of pre-application discussions with council officers with the involvement of the Metropolitan Police Secure by Design Officer to consider the potential effect of the proposals on public safety and anti social behaviour in the location. The site was identified as an area suffering from anti social behaviour and issues of safety. This was raised by officers in relation to the safety of the proposed passage between the flank elevation of 28/29 Belfont Walk and the proposed development which maintains and links to an existing well used pedestrian route. The initial advice that the building footprint subject to satisfaction of other planning matters should be reduced to provide improved sight lines in this area. An acknowledged implication of this was to reduce the number of family units deliverable within any proposals.
- 6.3 In response to this, further planning and police led amendments were made to the scheme which while maintaining two social rent units were aimed at improving safety and surveillance of this space. The Metropolitan Police Secure by Design officer considers these changes to appropriately address previous concerns.
- 6.4 Negotiations also covered the design of the units in respect of the architectural approach and massing in relation to protecting the amenity of neighbouring existing residential occupiers. The proposal was amended in line with the aim of providing a building which responds but does not replicate adjoining buildings, the massing was altered to better protect neighbouring amenity.

7. CONSULTATION

Public Consultation

- 7.1 Letters were sent to occupants of 97 adjoining and nearby properties at Wartlers Close, Belfont Walk, Wartlers Road and Camden Road on 24/04/13. A site notice and press advert were displayed on 02/05/13. The public consultation of the application therefore expired on 23/05/13, however it is the council's practice to continue to consider representations made up until the date of a decision.
- 7.2 At the time of the writing of this report a total of 0 responses had been received from the public with regard to the application.

External Consultees

- 7.3 Metropolitan Police (Crime Prevention) considers that the amendments made to the proposal prior to submission have provided surveillance, greater sight lines and signs of habitation which should ensure that the passageway and created access is not unduly unsafe or an area of crime/anti social behaviour. The principle of developing this area to address existing anti social behaviour issues is supported. No objection to the proposal is raised.

Internal Consultees

- 7.4 Access Officer - Required amendments to the proposals which have been carried out to secure compliance with Islington 'Accessible Homes Standards'.
- 7.5 Tree Preservation / Landscape Officer – Noted that many of the existing trees on site to be removed were, while attractive, not statutorily protected. No objection to the loss of existing trees on site subject to imposition of conditions which would require additional

replacement planting across the estate and other biodiversity measures as mitigation. Concern was also raised in relation to the potential effect of the development on adjoining trees outside of the site boundary and protected given their position in a conservation area. A condition was suggested around details of perimeter garden walls construction to ensure the long term health of the trees of significant amenity value adjoining the site are protected.

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

- 8.1 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

- 8.2 The Development Plan is comprised of the London Plan 2011, Islington Core Strategy 2011 and Islington Unitary Development Plan 2002. The policies of the Development Plan are considered relevant to this application are listed at Appendix 2 to this report.

Emerging Local Development Framework Policy Documents

- A. Islington's Development Management Policies (Submission) June 2012

The relevant emerging Local Development Framework policies to this application are listed at Appendix 2 to this report.

Designations

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

- **None**

Supplementary Planning Guidance (SPG) / Document (SPD)

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

9. ASSESSMENT

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

- Land Use / Principle of Development of the Site.
- Affordable Housing and Dwelling Mix.
- Effects on Neighbouring Amenity.

- Effects on Crime and Security in the Locality.
- Effects of Trees and Biodiversity.

Land-use

- 9.2 The proposal is put forward as making efficient use of an existing vacant site on the estate with no clear purpose, to provide much needed affordable residential accommodation.
- 9.3 A key factor in the sustainability of housing estates such as this is the provision of external amenity space of an appropriate quality. Islington Core Strategy Policy CS15 identifies that for openspace 'protecting all existing local open spaces including open spaces of heritage value, as well as incidental green space, trees and private gardens' will be a policy objective. Development Management Policies emerging policy DM36 (Protecting Open Space) develops this identifying that 'development is not permitted on any public open space and significant private open spaces'. The site is not identified within the attached map to this policy as a designated open space. The same policy further states that for semi private amenity spaces 'development is not permitted on semi private amenity spaces, including open space within housing estate and other similar spaces in the borough not designated as public open space within this document, unless the loss of amenity space is compensated and the development has overriding planning benefits.
- 9.4 No evidence is available to suggest that the external area to be development has in the original design of the estate been set aside for a designated recreational amenity function certainly the space does not provide such a facility currently or in the recent past. It is apparent that the site as a spacing between buildings provides a degree of amenity in terms of outlook and a sense of spaciousness.
- 9.5 Emerging policy DM36 in addition to protection of external amenity areas also encourages the greater public use of suitable semi private amenity spaces. The policy goes on though to identify that privacy and other amenity issues shall be a key consideration in assessing the suitability of semi private amenity spaces for greater public use. In line with this policy a justification can be seen for retaining the space and developing this as a more usable and valuable amenity space for the benefit of residents of the estate. In considering this it is noted that the Estate currently benefits from a central large amenity space as well as a separate external playspace which is well used. These facilities provide both a recreational and wider amenity value to the estate currently. In addition given the existing issues in terms of surveillance and anti social behaviour on the site its suitability for an area of amenity space is of question.
- 9.6 Also of consideration in assessing the development of the site is the policy support for housing provision to meet identified needs which the scheme is fulfilling providing two social rented affordable units suitable for smaller families. The borough has an identified housing need within which affordable and family housing are identified as priorities. Strategic Policy 12 (Meeting the Housing Challenge) of the Core Strategy 2011 identifies that council policy seeks to increase the delivery of affordable housing from sources such as 100% affordable housing schemes by Registered Social Landlords which this scheme complies with.

Design and Conservation

- 9.7 The site currently provides a degree of spaciousness to the area but has a rather run down appearance surfaced in concrete pavours and being last used to house construction offices and cabins associated to the development of the previous infill permissions granted on the estate. To the rear and separate to the site are some trees of amenity value which screen Warlters Close.
- 9.8 The proposed residential units are constructed as an extension to the flank elevation of the existing linear 2 storey housing block, 46/53 Belfont Walk. The scale, massing and proportions of the units have been designed to match this existing building it extends from which is considered necessary and appropriate. A similar approach has been taken with the new build infills recently approved and constructed on the Estate as shown in image 5 within section 3 of this report. It was considered at pre-application stage that the proposed development should provide an improvement on the overall design quality of these earlier cited schemes and it is considered that this has been achieved with more variation in treatments and improved articulation within this proposal in comparison.
- 9.9 The architectural approach to the building encouraged by officers is that the proposed building should relate to the existing linear building and the proportions but not exactly replicate the architectural detailing to provide an improved appearance and better internal amenity. This is considered to have been achieved acceptably with the use of mainly brickwork interspersed in sections with render and cladding. It is noted that the openings/fenestration proposed are larger than those of the adjoining residential units within existing buildings, this variation is welcomed from an internal amenity and design perspective. Variations in the elevations in terms of projections and recesses are used to provide articulation to the facades.
- 9.10 The site adjoins the boundary of the Hillmartin Conservation Area which Warlters Close is located within. The site will be partially obscured from views within the conservation area on account of trees located to the rear of the site which provide screening. Notwithstanding this it is not considered that the visual change proposed from the development of the site given the appropriate scale and detailed design of the buildings would cause harm to the heritage asset of the adjoining conservation area.
- 9.11 Crime and Security The applicant has engaged extensively with the Metropolitan Police Secure by Design Officer and Council officers in relation to the proposal. In addition to providing much needed housing a strong part of the reason for the proposal was to address current anti-social behaviour occurring at the vacant site causing concern and disturbance to residents. The area currently provides access to and from a pedestrian route to the rear of 28/29 Belfont Walk. The area currently has limited natural surveillance that has contributed to the identified anti social behaviour issues.
- 9.12 The principle of developing part of the site with a design that addresses some of these issues together with introducing greater amounts of natural surveillance has been welcomed by the Metropolitan Police Secure by Design officer. Retention of this relatively well used pedestrian route was identified as a requirement early on in the process.
- 9.13 As discussed within paragraph 6.1-6.4 of this report rather than look at reducing the footprint significant amendments were made to the scheme to improve the safety and surveillance of this area. These amendments include a corner window to be introduced at first floor level overlooking the footpath at importantly the turning point. Secondly, the front entrance corner of the dwelling at ground floor level at the entrance of the

pedestrian route is curved/chamfered to give greater visibility and improved sight lines. Thirdly, high level secure ground floor windows are included on the side elevation of the proposed residential unit facing onto the passageway providing surveillance, lastly a projecting bay window is also proposed at first floor level on this same side elevation overlooking the passageway providing visibility and surveillance.

- 9.14 The Metropolitan Policy Secure-by-Design officer's view was that these amendments taken together would provide appropriate natural surveillance and signs of habitation to discourage anti-social behaviour and adequately address safety concerns.

Landscaping and Trees

- 9.15 The site is currently roughly square in shape covered largely in hard standing, its function is unclear. It provides a degree of amenity as an open area, the main amenity in this area though is provided by the trees mainly on adjoining land to the rear of the site which provide a green backdrop between Wartlers Close and the Estate.
- 9.16 The site is home to 4 young mature trees. On land adjoining the site other trees are found most notably on the adjoining land to the south associated to Wartlers Close properties. The proposal requires the removal of 3 of the onsite trees with 1 onsite tree to be retained within a rear residential garden. The Council's Tree Preservation Officer has considered these proposals and does not consider that the trees are of such an amenity value to warrant protection. The trees are not protected by virtue of a Tree Preservation Order or Conservation Area designation. The officer considers it unlikely that it will be viable in actual fact to retain the tree on site identified to be retained given its existing poor health and future pressure for its removal from occupants of the dwelling.
- 9.17 The tree officer does not object to the proposed development subject to conditions which are attached to the recommendation regarding further details within an Arboricultural Method Statement, landscaping plans as well as details of mitigation planting through the Estate (conditions 13, 14 and 15). A condition has also been attached to the recommendation requiring the installation of a green/biodiversity roof to the flat roof of the development in the interests of biodiversity (condition 9).
- 9.18 The tree officer has raised concern that the construction of the rear perimeter wall may if not carried out to agreed further details harm the health of trees outside the applicants ownership adjoining the site and within the Hillmartin Conservation Area. Their location within the Conservation Area provides these trees with protection. The required condition in relation to an Arboricultural Method Statement will need to submit details of the construction of this wall to protect the health of these trees which are in certain instances considered worthy of protection.

Neighbouring Amenity

- 9.19 The proposal introduces dual aspect residential accommodation in the form of a new build 2 storey dwellings attached to the flank elevation of the existing 2 storey terrace of Belfont Walk.
- 9.20 Policies seek to appropriately safeguard the amenities of residential occupiers when considering new development. Policy D3 of the Islington Unitary Development Plan identifies amongst other matters that development should safeguard the daylight and sunlight to nearby property and minimise disturbance to the occupants of adjoining

buildings, as well as protect their privacy. No objections have been received in relation to the proposal including the effects on neighbouring amenities.

- 9.21 Overlooking/Privacy Local emerging policy identifies that 'to protect privacy for residential developments and existing residential properties, there should be a minimum distance of 18 metres between windows of habitable rooms. This does not apply across the public highway, overlooking across a public highway does not constitute an unacceptable loss of privacy'. In the application of this policy consideration has to be given also to the nature of views between habitable rooms for instance where the views between habitable are oblique as a result of angles or height difference between windows there may be no harm. Habitable rooms provide the living accommodation of the dwelling. They include living room, dining room, conservatory, bedroom(s) and kitchen (if it provides space for dining). They exclude bathrooms, WCs, utility rooms, storerooms and circulation spaces.
- 9.22 In relation to overlooking/privacy the only potential area of concern is the relationship and views provided between the front elevation of the proposed properties and the facing elevation of residential units within the 3 storey housing block to the north east. The buildings and elevations run parallel to each other at a distance of approximately 8.5 metres at ground floor level and 10.5 metres on upper levels. The relationship proposed is the same as that between the affected building and the existing 2 storey building of 46-53 Belfont Walk as shown in image 3 within section 3 of this report. There is a slight offset/step in the footprints of the respective existing blocks that means currently there is a residential dwelling within the 3 storey block which faces directly across to the existing vacant site enjoying a more open aspect than other properties in that block.
- 9.23 At ground floor level due to existing structures and planting enclosing the private gardens/amenity space of residential units within the 3 storey building to the north overlooking between existing and proposed habitable rooms is considered to be prevented. However at upper levels there is a concern over the views provided to and from the single large bay windows proposed serving each respective unit. For one of the proposed units the arrangement of the respective buildings is such that views are considered to be of such an oblique angle and restricted by planting as to not be a concern. For the unit adjoining the flank elevation of 46 Belfont Walk views are provided at a more direct angle from a bedroom within the proposed unit to rooms within the facing elevation of the 3 storey block facing at a distance of 10 metres. This relationship and privacy level is consistent with that existing between the affected building and the 46-53 Belfont Walk that the proposed units extend from. Similar distances and relationships between residential units and housing blocks are found throughout the estate.
- 9.24 The consistency of this proposed viewing relationship with others in the estate and the context this provides is of significant weight in assessing this aspect of the application. It is considered that this factor together with all the other planning merits of the proposal justifies this relationship without change. Regard though also has to be given to current and adopted policies not just the above material considerations. Therefore a condition is attached to the recommendation requiring either a louvre system/obscure glazing or other design method to be installed to the bay windows to prevent any overlooking (condition 17). Such methods will need to be considered in terms of their fulfilment of protecting neighbouring amenity, securing appropriate internal residential amenity along with design and aesthetics considerations.

- 9.25 Daylight and Sunlight Rudimentary daylight and sunlight tests in accordance with the BRE Guidance 'Site Layout Planning for Daylight and Sunlight- A Guide to Good Practice 2011' (hereafter BRE Guidelines) have been carried out as encouraged as a first step to establish if there is a concern in this regard which would require further detailed assessment. These preliminary tests show that any impact on sunlight or daylight is likely to be small and not materially harmful.
- 9.26 Outlook/Sense of Enclosure Outlook and sense of spaciousness in this area is undoubtedly affected by this proposals with the development of a current area of hardstanding. In no cases is the effect considered so harmful as to warrant refusal of the application. Amendments to the massing of the rear of the building have been undertaken prior to submission to adequately protect amenities of nearby existing residential units. At ground floor there is an alterations to the existing rear boundary wall with the adjoining residential unit, number 46 Belfont Walk. Currently this boundary wall separating the rear garden of this unit from the site is 3 metres tall consisting of a 1.85 metre brick wall topped with a further timber fence, presumably to provide added security from the open site. The proposed situation will be for the height to be reduced to a height of 2.85 metres for the section of the building that extends further back in this position than 46 Belfont Walk and then reduce to 2.15 metres along the remaining part. This is a reduction in height from the existing situation of 3 metres. Nevertheless it is considered that the height of the perimeter wall around the site should be reduced to a height of 2 metres which provides appropriate security and ensures that surrounding environments in terms of neighboring properties and the passageway the development adjoins are not additionally enclosed. A condition requiring this is attached to the recommendation (condition 18).
- 9.27 In assessing the quality of residential accommodation of the proposed units specific reference is given to policies within the London Plan (2011), the associated draft Housing supplementary planning guidance and the standards within the emerging Development Management Policies submission document. The weight that can be applied to these documents varies according to the status of these documents.
- 9.28 Islington Core Strategy policy CS12 identifies that "*to help achieve a good quality of life the residential space and design standards will be significantly increased from their current levels*"
- 9.29 Both of the proposed residential units which are 94 and 92 square metres respectfully comply with, and exceed the minimum unit internal area of 83 square metres as identified within policy 4.3 of London Plan and within emerging policy DM12 of the Development Management Policies Submission Document.
- 9.30 Aspect/Daylight Provision Both of units would provide dual aspect accommodation on all floors of the proposed units which is strongly supported. The units on account of the placement and amount of fenestration will have good daylighting typical to a terrace house.
- 9.31 Amenity Space The two units are each provided with a dedicated amenity space in the form of private gardens located at ground floor level. The gardens will measure 22 square metres respectfully above the minimum requirement of 15 square metres as found within emerging policy DM13 of the Development Management Policies Submission Document. The amenity space is considered to be of a functional and usable layout. Occupants of the development will have access to existing openspace and a playspace on the Estate.

- 9.32 Accessibility Following amendments to the proposal the application now proposes housing which complies with the Islington Accessible Homes guidelines as expressed within Council Supplementary Planning Guidance. The units are considered to therefore comply with the Council policy to provide flexible and inclusive residential accommodation.
- 9.33 Refuse A dedicated refuse and recycling enclosure is proposed for the use of the dwellings. The location and capacity of this is acceptable being similar to existing arrangements across the estate.
- 9.34 Permitted Development Rights The scheme includes the creation of single dwelling houses and in accordance with the General Permitted Development Order, under normal circumstances, these dwellinghouses would be eligible for alteration and extension under Permitted Development (PD) rights – meaning certain alterations/extensions would not need planning permission. Given the location of this building, and that alterations and extension may have significant impacts on the amenity of future residents within the development and residents in the locality a condition is attached which removes all PD rights and therefore has the effect of necessitating planning permission for any such changes.

Dwelling Mix

- 9.35 The proposal provides two residential units which each can be arranged to provide four bedspaces over two storeys. The accommodation is considered suitable for smaller families on account of its layout and facilities including private residential gardens.
- 9.36 There is not a variety of dwelling types proposed, which is obviously to some degree based on the fact that there are only two units proposed on this small site. The applicant has proposed the housing as suited to the site constraints and meeting identified and pressing need for two bedroom social rent units. The provision is considered to align with policy CS12 of the Islington Core Strategy which states that the borough will look to maximise ‘the proportion of family accommodation in both affordable and market housing. While some two bedroom units in its layout, design and facilities might not be considered family accommodation, the proposed units are considered viable family units for smaller families comprising of four bedspaces.

Affordable Housing

- 9.37 Both residential units are proposed as social rent affordable housing. This provision accords with the objectives of policy CS12 of the Islington Core Strategy which can be summarised to identify the delivery of affordable housing to meet pressing and identified need as a key planning objective for the borough.
- 9.38 This application can be seen to specifically accord with part G of this policy which seeks ‘to increase the delivery of affordable housing, especially social rented housing, from other sources such as 100% affordable housing schemes by building affordable homes on council’s own land.’ This provision will be secured via a legally drafted Directors agreement as outlined with the recommendations.
- 9.39 On sites below 10 units policy typically requires a contribution from private housing of £50,000 (in this location) which will be used to assist the delivery of affordable housing in other locations. This though is where there is not a requirement to provide affordable

housing onsite. In this case the social rent affordable housing is being provided onsite therefore no contribution is required.

Sustainability and Energy Efficiency

- 9.40 The Islington Core Strategy (2011) policy CS10B requires all development to achieve the highest feasible level of a nationally recognised sustainable building standard. The scheme would reach Code for Sustainable Homes level 4 (residential). A condition has been attached to the recommendation requiring the development to be built to this standard which is considered feasible
- 9.41 London Plan policy 5.9 requires proposals to reduce potential for overheating to occur and reduce reliance on air conditioning. The design of the scheme includes deep window reveals and provides a good degree of natural ventilation as dual aspect accommodation and green roofs. The scheme provides for a green roof and is therefore considered compliant. A condition is attached prescribing the type of green roof the Council will require in the interests of long terms viability and biodiversity.
- 9.42 In line with Core Strategy policy CS10A promotes zero carbon developments a financial contribution has been agreed to off-set additional CO2 emissions.

Highways and Transportation

- 9.43 The proposed development will be car free in line with Council Policy. The applicant has identified that should the requirement arise through the occupation of the 'accessible homes standards' compliant units proposed by a person with mobility impairments a designated disabled parking bay can be provided on the estate within existing provision.

Planning Obligations ,Community Infrastructure Levy and local finance considerations

- 9.44 The Community Infrastructure Levy (CIL) Regulations 2010, part 11 introduced the requirement that planning obligations under section 106 must meet three statutory tests, i.e. that they are(i) necessary to make the development acceptable in planning terms, (ii) directly related to the development, and (iii) fairly and reasonably related in scale and kind to the development.
- 9.45 Council policy for minor development of this scale proposing residential units typically requires two planning obligations, the first to secure a contribution towards the delivery of affordable housing, the second a contribution to be used to offset CO2 emissions from the development not addressed in the design and operation of the building.
- 9.46 In this case the proposal is put forward therefore no obligation to secure a contribution is required. An obligation is therefore attached to the recommendation securing the delivery of social rent affordable housing. A second obligation is attached in relation to carbon offsetting.
- 9.47 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. Affordable housing such as that proposed is subject to relief for CIL liability. It is for the

developer/affordable housing provider to claim for “social housing relief”. An informative is attached to the recommendation regarding this matter.

10. SUMMARY AND CONCLUSION

Summary

- 10.1 Overall it is considered on balance that the proposed development of this site to provide two residential units of the tenure and design proposed is acceptable. While adopted and emerging policies provide strong protection for amenity space as is appropriate within such a dense borough there is considered to be an allowance in accordance with these policies for this development based on the specific and unique circumstances of this case. These include the planning benefits of the scheme coming forward (good design, residential affordable housing provision, and addressing existing anti social behaviour issues), the existing provision of amenity space across the estate, the current limited amenity function of the existing space and the potential unsuitability of the space to be provided as more functional and valuable amenity area.

Conclusion

- 10.2 It is recommended that planning permission be granted subject to conditions and s106 legal agreement heads of terms for the reasons and details as set out in Appendix 1 - RECOMMENDATIONS.

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

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

1. Provision of 100% affordable housing units, consisting of 100% social rented housing. (All as measured by habitable rooms)
2. A carbon offset contribution of £3000 towards the reduction of carbon dioxide emissions from the existing building stock in the borough.

ALTERNATIVELY should this application be refused and appealed to the Secretary of State, the Service Director Planning and Development / Head of Service – Development Management or in their absence the Deputy Head of Service be authorised to enter into a Deed of Planning Obligation under legal agreement to secure to the heads of terms as set out in this report to Committee.

RECOMMENDATION B

That if members are minded to approve this proposal (subject to conditions and ~Deed of Planning Obligation – S106 Agreement) 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 20/06/13.
- 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 proposal is considered on balance to make efficient and appropriate use of land of limited amenity value to provide much needed new homes addressing needs for affordable, quality, family and inclusive accommodation. The proposals are considered acceptable in this respect with particular consideration of policies: 2.9, 2.10, 2.11, 3.1, 3.2, 3.3, 3.4, 3.8, 3.9, 3.15, 4.1 and 4.3 of the London Plan 2011, policies: CS12 and CS13 of Core Strategy 2011; policies: H3, Imp 5, Imp 6 and Imp14 of the Islington UDP 2002.

- The proposed development would be of an appropriate height, scale, design and materials for the location. The proposed works will have a positive effect on the character and appearance of the estate and surrounding area. The proposals would be of good quality and enhance the character and appearance of the area and respect the setting of adjoining heritage assets. The proposal in this regard has been given consideration with particular regard to policies: 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.18, 7.19 and 7.21 of the London Plan 2011, policies: CS8, CS9 of the Islington Core Strategy 2011, policies: Env12, D3, D4, D5, D6 and D8 of the Islington UDP 2002, the Islington Urban Design Guide 2006, and emerging policies DM1 and DM3 of the Development Management submission document June 2012 that seek to secure high quality design that is sympathetic in scale and appearance to local identity, improves areas of poor quality public realm and protects and contributes to the historic environment.
- The proposed development would be in close proximity to surrounding residential properties. Consideration has been given to the scale and massing of the development and the nature of the operations and the effect on the amenities and operations of surrounding uses. Having regard to conditions imposed the impacts are not considered to cause unacceptable harm. Particular consideration has been given in this matter to policies 7.15 and 8.2 of the London Plan 2011, policies CS8 of the Islington Core Strategy 2011 and policies: D3, H3 and Env17 of the Islington UDP 2002 and emerging policies DM12 and DM15 of the Development Management submission document June 2012. These policies seek to secure development that safeguards the amenities to nearby property, minimise disturbance and impacts on privacy of adjoining properties.
- The resulting residential accommodation would be high quality. The dwellings are appropriately laid out and meet the minimum unit sizes of the London Plan as well as Lifetime and Accessible Homes standards. The proposals therefore are considered acceptable with specific regard to policies: 3.5, 3.8 and 7.2 of the London Plan 2011, policies: CS9 and CS12 of the Islington Core Strategy 2011 and policies: Env17, H3, H7, H10, of the Islington UDP 2002, the Accessible Housing in Islington SPD 2009 and emerging policies DM9, DM12 and DM13 of the Development Management submission document June 2012. These policies seek to secure the provision of a mix of residential unit sizes with acceptable accessibility and amenity standards.
- The scheme provides 100% affordable housing all as social rented accommodation within this. This provision is strongly supported and accords with policies: 3.8, 3.9, 3.10, 3.11, 3.12, 3.13 of the London Plan 2011 and policy: CS12 of the Islington Core Strategy 2011.
- The proposal would be sustainable and would be designed to achieve Code for Sustainable Homes level 4 (residential). Conditions are attached to require appropriate biodiversity measures. The proposal subject to conditions accords with policies: CS10 and CS11 of the Islington Core Strategy 2011 and policy: Env18 of the Islington UDP 2002 and emerging policies of the Development Management submission document June 2012 that seek for developments to mitigate against the impacts of climate change, minimise carbon dioxide emission and secure the highest standards of sustainable design.

RECOMMENDATION B

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

List of Conditions:

<p>1</p>	<p>Commencement</p> <p>CONDITION: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.</p> <p>REASON: To comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).</p>
<p>2</p>	<p>Approved plans list</p> <p>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>AP(0)100.P1; AP(0)110.P1; AP(0)199.P1; AP(0)120.P1; AP(0)121.P1; AP(0)200.P2; AP(0)201.P2; AP(0)202.P2; AP(0)210.P2; AP(0)211.P2; AP(0)220.P2; AP(0)221.P2; Design and Access Statement; Arboricultural Impact Assessment Reference DFC 1381; DFC1381TSP; DFC1381TPP.</p> <p>REASON: To comply with Section 70(1)(a) of the Town and Country Act 1990 as amended and the Reason for Grant and also for the avoidance of doubt and in the interest of proper planning.</p>
<p>3</p>	<p>Materials and Samples (Details)</p> <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:</p> <ul style="list-style-type: none"> a) Windows, doors and surrounding panels (including sections and reveals); b) Cladding Panels c) Refuse Enclosures d) Render e) Bollards f) any other materials to be used. <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: 5.3; 7.4; 7.5 and 7.6; of the London Plan 2011, policies: D4 and D5 of the Islington Unitary Development Plan 2002 and policies: CS9A, B and G and CS10F of the Islington Core Strategy 2011.</p>
<p>4</p>	<p>No plumbing or pipes (Compliance)</p> <p>CONDITION: Notwithstanding the plans hereby approved, no plumbing, down pipes, rainwater pipes or foul pipes other than those shown on the approved plans shall be located to the elevations of residential building hereby approved without the prior written consent of the local planning authority.</p> <p>REASON: The Local Planning Authority considers that such plumbing and pipes would detract from the appearance of the building. The prevention of the installation</p>

	of plumbing and pipes in the specified location would ensure compliance with policies: 7.4 and 7.6 of the London Plan 2011, policy: D4 of the Islington Unitary Development Plan 2002 and policy CS9A and G of the Islington Core Strategy 2011.
5	Brickwork – sample panel (Details)
	<p>CONDITION: A sample panel of proposed brickwork showing the colour, texture, facebond and pointing shall be provided on site and approved in writing by the Local Planning Authority prior to the relevant part of the works are commenced.</p> <p>The approved sample panel shall be retained on site until the works have been completed.</p> <p>Full bricks shall be used and unless otherwise approved by the Local Planning Authority, bricks shall be laid in Flemish bond and pointing shall be flush or slightly recessed.</p> <p>REASON: To ensure that the Authority may be satisfied with the external appearance of the buildings and protect surrounding heritage assets in accordance with policies: 7.4 and 7.6 of the London Plan 2011 and policy CS9A, D and G of the Islington Core Strategy 2011.</p>
6	Refuse/Recycling Provided (Compliance)
	<p>CONDITION: The refuse / recycling enclosure(s) shown on approved plans shall be provided prior to the first occupation of the development hereby approved and shall be maintained as such thereafter.</p> <p>REASON: To secure the necessary physical waste enclosures to support the development and to ensure that responsible waste management practices are adhered to in accordance with policies: 5.15 and 5.16 of the London Plan 2011, policy: D3 of the Islington Unitary Development Plan 2002 and policy CS11B of the Islington Core Strategy 2011.</p>
7	Sound Insulation (Compliance)
	<p>CONDITION: The residential units hereby approved shall achieve the following internal noise targets (in line with BS 8233:1999):</p> <p>Bedrooms (23.00-07.00 hrs) 30 dB L_{Aeq}, and 45 dB L_{max} (fast) Living Rooms (07.00-23.00 hrs) 30 dB L_{Aeq}, Kitchens, bathrooms, WC compartments and utility rooms (07.00 –23.00 hrs) 45 dB L_{Aeq}</p> <p>REASON: To secure an appropriate internal residential environment in accordance with policy 7.15 of the London Plan 2011, policies: D3; Env17 and H3 of the Islington Unitary Development Plan 2002 and policy CS12F of the Islington Core Strategy 2011.</p>
8	Accessible Homes Standard (Compliance)
	<p>CONDITION: The residential dwellings hereby approved, shall be constructed to the standards for flexible homes in Islington ('Accessible Housing in Islington' SPD) and incorporating all Lifetime Homes Standards.</p> <p>REASON: To secure the provision of flexible, visitable and adaptable homes appropriate to diverse and changing needs, in accordance with policy 7.2 of the</p>

	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 SPD 2009.
9	<p>Green/Biodiversity Roof (Details)</p> <p>CONDITION: Details of proposed (green/brown) roofs to be installed on all feasible roofs of the development hereby approved (other than on the private amenity terraces), including beneath photovoltaic panels shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.</p> <p>The details shall include:</p> <ul style="list-style-type: none"> a) roof plans to show how the green/brown roof coverage would be maximised;; b) confirmation that the green/brown roofs would be biodiversity based with extensive substrate base (minimum depth 80-150mm); c) confirmation that the green/brown roofs would be planted/seeded with a mix of species within the first planting season following the practical completion of the building works (the seed mix shall be focused on wildflower planting, and shall contain no more than a maximum of 25% sedum); <p>The biodiversity roofs shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.</p> <p>The biodiversity roofs shall be carried out strictly in accordance with the details so approved prior to the first occupation of any part of the development and shall be maintained as such thereafter.</p> <p>REASON: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 7.19; 5.3; 5.9 and 5.11 of the London Plan 2011, policy Env24 of the Islington Unitary Development Plan 2002, policies CS6, CS10E and G and CS15F and G of the Islington Core Strategy 2011, policy DM38 of the emerging Development Management Policies (Submission) June 2012 and the Environmental Design SPD 2012.</p>
10	<p>Code for Sustainable Homes (Compliance)</p> <p>CONDITION: The development 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>
11	<p>Removal of Permitted Development Rights (Compliance)</p> <p>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 dwellinghouse(s) hereby approveds or erection of other outbuildings or means of enclosures shall be carried out or constructed without express planning permission.</p> <p>REASON: To ensure that the Local Planning Authority has control over future extensions and alterations to the resulting dwellinghouse(s) in view of the limited space within the site available for such changes and the impact such changes may</p>

	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.
12	Flat Roof Not Used As Amenity Space (Compliance)
	<p>CONDITION: The flat roof area(s) at first and roof level of all residential buildings hereby approved shall not be used as an amenity or sitting out space of any kind whatsoever and shall not be used other than for essential maintenance or repair, or escape in case of emergency.</p> <p>REASON: To prevent the undue overlooking of neighbouring habitable room windows in accordance with policies: D3, H3 and H7 of the Islington Unitary Development Plan 2002.</p>
13	Arboricultural method statement (Details)
	<p>CONDITION: No site clearance, preparatory work or development shall take place until a scheme for the protection of the retained trees (the tree protection plan, TPP) and the appropriate working methods (the arboricultural method statement, AMS) in accordance with Clause 7 of British Standard BS5837: 2012 – <i>“Trees in Relation to demolition, design and Construction – Recommendations”</i> has been submitted to and approved in writing by the local planning authority</p> <p style="padding-left: 40px;">Specific issues to be dealt with in the AMS include:</p> <ol style="list-style-type: none"> a. Location and installation of services/ utilities b. Methods of demolition close to trees c. Details of construction close to trees d. Details of tree protection during construction e. Details of tree pruning works <p>The tree retention and protection shall be carried out strictly in accordance with the details so approved and shall be maintained for the duration of the works.</p> <p>REASON: To protect the health and stability of trees to be retained on the site and to neighbouring sites, and to ensure that a satisfactory standard of visual amenity is provided and maintained in accordance with policies 5.10, 7.19 and 7.21 of the London Plan 2011, policy Env6 of the Islington Unitary Development Plan 2002 and policies CS7, CS15A, B and F of the Islington Core Strategy 2011.</p>
14	Landscaping detail (Details)
	<p>CONDITION: No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include:-</p> <ul style="list-style-type: none"> • proposed finished levels or contours; • Cross section plan • Boundary treatments • Hard surfacing materials. Details to include the use of permeable paving with in the RPA of the retained trees. • Minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, etc.) • Proposed and existing functional services above and below ground

	<p>(e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports.)</p> <ul style="list-style-type: none"> • Trees to be retained <p>Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities.</p> <p>REASON: To avoid inappropriate excavations, protect the health and stability of tree(s) to be retained adjacent to the site with minimal root damage or excavations. To ensure that a satisfactory standard of visual amenity is provided and maintained in accordance with policy 3D.15 of the London Plan 2008 and policy Env6 of the Islington Unitary Development Plan 2002.</p>
15	Tree Planting (Details)
	<p>CONDITION: No works or development shall take place until a full specification of proposed tree planting has been approved in writing by the local planning authority. The specification shall include the quantity, size, species, and positions or density of all trees to be planted, how they will be protected and the proposed time of planting.</p> <p>The size, number, species and location of replacement trees are to be approved in writing with Greenspace.</p> <p>A schedule of maintenance of the trees until successfully established is to be agreed in writing with the local planning authority and implemented. The schedule shall include provision for replacement planting should establishment fail.</p> <p>All trees shall be planted in accordance with the details and times stated in the specification required by condition [11] and in accordance with British Standard [BS4043 - <i>Transplanting Root-balled Trees</i>][BS4428 - <i>Code of Practice for General Landscape Operations (excluding hard surfaces)</i>].</p> <p>If within a period of 5 years from the date of planting the tree (or any tree planted in replacement for it) is removed, uprooted, destroyed or dies or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same size and species as that originally planted shall be planted at the same place within the first planting season following the removal, uprooting, destruction or death of the original tree unless the local planning authority gives its written consent to any variation.</p> <p>REASON: To ensure that a satisfactory standard of visual amenity is provided and maintained in accordance with policy 3D.15 of the London Plan 2008 and policy Env6 of the Islington UDP 2002.</p>
16	Tree works to Islington Trees (Compliance)
	<p>CONDITION: The pruning works to Islington Council's trees must be agreed in writing by Islington's Greenspace Tree Service and undertaken by Contractors appointed by them. Six weeks' notice must be given to the Tree Service in writing in advance of the works being required and prior to the demolition and development being commenced.</p> <p>REASON: To ensure that a satisfactory standard of visual amenity is provided and maintained in accordance with policy 3D.15 of the London Plan 2008 and policy</p>

	Env6 of the Islington UDP 2002.
17	Screening/Treatment (Compliance)
	<p>CONDITION: Notwithstanding the plans hereby approved the first floor north facing bay window of the residential unit approved directly adjoining the boundary wall of 46 Belfont Walk shall prior to the first occupation of those dwelling(s) be altered/treated to prevent the overlooking of neighbouring habitable room windows at the 31/33 Belfont Walk.</p> <p>The details of how the windows shall be altered/treated to prevent overlooking shall be submitted to and approved in writing by the Local Planning Authority prior to the windows being installed.</p> <p>The agreed alteration/treatment shall be provided/installed prior first occupation of the development hereby approved and the development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.</p> <p>REASON: To prevent the undue overlooking of neighbouring habitable room windows in accordance with policies: D3 H3 and H7 of the Islington Unitary Development Plan 2002 and emerging policy DM1 of the Development Management Policies Submission Document 2012.</p>
18	Perimeter Garden Boundary Walls
	<p>CONDITION: Notwithstanding the plans hereby approved the perimeter garden wall shall be constructed to a height of no greater than 2 metres.</p> <p>Such arrangement shall be in place prior to first occupation of the development hereby approved and this restriction shall be accorded with at all times thereafter.</p> <p>REASON: To protect the neighbouring amenities of residential occupiers and to provide a safer surrounding public realm. In accordance with policy 7.13 of the London Plan 2011, policies D3 and D8 of the Islington Unitary Development Plan 2002 and emerging policy DM1 of the Development Management Policies Submission Document 2012.</p>

List of Informatives:

1	S106
	<p>SECTION 106 AGREEMENT</p> <p>You are advised that this permission has been granted subject to a legal agreement under Section 106 of the Town and Country Planning Act 1990.</p>
2	Superstructure
	<p>DEFINITION OF 'SUPERSTRUCTURE' AND 'PRACTICAL COMPLETION'</p> <p>A number of conditions attached to this permission have the time restrictions 'prior to superstructure works commencing on site' and/or 'following practical completion'.</p> <p>The council considers the definition of 'superstructure' as having its normal or dictionary meaning, which is: the part of a building above its foundations. The council considers the definition of 'practical completion' to be: when the work reaches a state of readiness for use or occupation even though there may be outstanding works/matters to be carried out.</p>

3	Community Infrastructure Levy (CIL) (Granting Consent)
	<p>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 cil@islington.gov.uk. The Council will then issue a Liability Notice setting out the amount of CIL that is payable.</p> <p>Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed. The above forms can be found on the planning portal at: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil</p>
4	Car-Free Development
	<p>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.</p>

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 3.2 Improving health and addressing health inequalities

Policy 3.3 Increasing housing supply

Policy 3.4 Optimising housing potential

Policy 3.5 Quality and design of housing developments

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

Policy 3.8 Housing choice

Policy 3.9 Mixed and balanced communities

Policy 3.10 Definition of affordable housing

Policy 3.11 Affordable housing targets

Policy 3.12 Negotiating affordable housing on individual private residential

and mixed use schemes

Policy 3.13 Affordable housing thresholds

Policy 3.15 Coordination of housing development and investment

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

Policy 5.4 Retrofitting

Policy 5.7 Renewable energy

Policy 5.8 Innovative energy technologies

Policy 5.9 Overheating and cooling

Policy 5.11 Green roofs and development site environs

Policy 5.13 Sustainable drainage

Policy 5.14 Water quality and wastewater infrastructure

6 London's transport

Policy 6.3 Assessing effects of development on transport capacity

Policy 6.9 Cycling tackling congestion

Policy 6.13 Parking

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 7.5 Public realm

Policy 7.6 Architecture

Policy 7.8 Heritage assets and archaeology

Policy 7.13 Safety, security and resilience to emergency

Policy 7.15 Reducing noise and enhancing soundscapes

Policy 7.18 Protecting local open space and addressing local deficiency

Policy 7.19 Biodiversity and access to nature

Policy 7.21 Trees and woodlands

8 Implementation, monitoring and review

Policy 8.1 Implementation

Policy 8.2 Planning obligations

Policy 8.3 Community infrastructure levy

B) Islington Core Strategy 2011

Spatial Strategy

Policy CS8 (Enhancing Islington's

Policy CS15 (Open Space and Green Infrastructure)

Character)

Strategic Policies

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

Policy CS10 (Sustainable Design)

Policy CS11 (Waste)

Policy CS12 (Meeting the Housing Challenge)

C) Islington Unitary Development Plan (2002)

Environment Policies:

Env4 (Improvement Works)

Env5 & 6 (Protecting Trees)

Env9 & 10 (Street Furniture, Paving and the Streetscene)

Env12 (Community Safety)

Env16 & 17 (Protection of Amenity)

Env37 (Waste and Recycling)

Conservation and Design Policies:

D3 (Site Planning)

D4 (Designing in Context)

D6 & 7 (Landscape and Public Facilities)

D8 (Boundary Walls, Paving and Street Furniture)

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)

T32 (On-Street Servicing)

T34 (Cycle Parking)

T46 (Design Issues)

T47 (Streetscape)

T49 (Meeting the Needs of People with Mobility Problems)

T52 (Facilities for Cyclists)

T55 (New Development)

3. Emerging Local Development Framework Policy Documents

Following the submission to the Secretary of State on 16/08/2012, the draft development plan documents listed below are currently subject to Independent Examination:

- Development Management Policies (Submission) June 2012

Hearings pertaining to the Independent Examination were held between 10 and 12 December 2012. Following these hearings, the council has proposed amendments to certain emerging policies/allocations which aim to resolve objections raised by representors. Key policies/allocations proposed to be amended and/or which are subject to unresolved objections are:

Development Management Policies

Policy DM3 (Heritage)

Policy DM8 (Affordable housing)

Policy DM12 (Housing standards) - Part D

Policy DM17 (HMOs, hostels and student accommodation) - Parts A and H

Policy DM28 (Hotels and visitor accommodation)
Policy DM29 (Social and strategic infrastructure and cultural facilities)
Policy DM31 (Loss of existing business floorspace)

All emerging policies and allocations have a degree of weight as material considerations in the decision-making process. However, prior to receipt of the Inspector's Report on the outcome of the Independent Examination (expected in early March 2013), policies/allocations listed above should be considered to have relatively limited weight. Other emerging policies and allocations contained within these draft documents carry more significant weight.

A) Islington's Development Management Policies (Submission) June 2012

Design and Heritage

DM1 Design

DM2 Inclusive Design

DM3 Heritage

Housing

DM9 Mix of Housing Sizes

DM10 Existing Housing

DM12 Housing Standards

DM13 Private outdoor space

DM14 Playspace

DM15 Noise and Vibration

Health and open space

DM38 Landscaping, trees and biodiversity

Energy and Environmental Standards

DM40 Sustainable design and construction statements

DM43 Sustainable design standards

DM44 Heating and cooling

Transport

DM45 Movement hierarchy

DM46 Managing transport impacts

DM47 Public transport

DM48 Walking and cycling

DM49 Vehicle parking

DM50 Delivery and servicing for new developments

Infrastructure

DM51 Infrastructure

DM52 Planning obligations

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

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

Islington UDP

-Accessible Housing in Islington

- Car Free Housing

- Planning Standards Guidelines

- Planning Obligations and S106

- Urban Design Guide