



ISLINGTON

# PLANNING COMMITTEE

## 29 November 2022

### SECOND DESPATCH

Please find enclosed the following items:

**Item 1** Barnsbury Estate, London, N1 - Corrections

1 - 4

Enquiries to : Jonathan Moore  
Tel : 020 7527 3308  
Email : [democracy@islington.gov.uk](mailto:democracy@islington.gov.uk)



This page is intentionally left blank

**ERRATUM TO COMMITTEE REPORT**

 Development Management Services  
 Planning and Development Division  
 Community Wealth Building Department

<b>PLANNING COMMITTEE</b>		<b>AGENDA ITEM NO:</b>
<b>Date:</b>	29 <sup>th</sup> November 2022	<b>NON-EXEMPT</b>
Application number	P2022/1898/FUL	
Application type	Hybrid Planning Application (Full and Outline)	
Ward	Barnsbury	
Listed building	Adjacent to Grade II Listed Building – 214 Caledonian Road and Regents Canal, Muriel Street Tunnel Portal	
Conservation area	Within 50m of Barnsbury Conservation Area Within 50m of Regent’s Canal Conservation Area	
Development Plan Context	Kings Cross & Pentonville Road Core Strategy Key Area Local Shopping Area (Caledonian Road) Local Cycle Route Major Cycle Route Local Flood Risk Zone Local View from Archway Road Local View from Archway Bridge Thornhill Bridge Community Garden Open Space Regent’s Canal Open Space Regent’s Canal (West) SINC Within 100m of Strategic Road Network Tree Protection Order (Site Wide) Draft Islington Local Plan Site Allocations - Site Allocation OIS27	
Licensing Implications	N/A	
Site Address	Barnsbury Estate, London, N1	
Proposal	<p>Hybrid planning application seeking detailed permission for Phase 1a, 1b and 3a and outline planning permission for all future phases 1c, 2a, 2b and 3b comprising:</p> <p>In full, demolition of existing buildings and undertaking of groundworks and the erection of 401 residential units (Use Class C3) within seven buildings of 3, 7, 9, and 11 storeys comprising 144 x 1 bed, 192 x 2 bed, 46 x 3 bed, 14 x 4 bed and 5 x 5 bed over 50672sq.m floorspace in phases 1a, 1b and 3a; hard and soft landscaping works including public open space and new public realm, access and highway formation and alterations, car and cycle provision with associated ancillary works.</p> <p>Outline planning permission (all matters reserved) for the demolition of all remaining buildings, undertaking of ground works and the construction of a phased redevelopment of new buildings of up to 9 storeys and incorporating up to 67275sq.m (GIA) to include up to 513 residential units (Use Class C3), up to 1500sq.m of replacement retail and town centre floorspace (Use Class E), and up to 1275sq.m of replacement community use floorspace including community centre and nursery (Use Class E/F2), within phases 1c, 2a, 2b and 3b, hard and soft landscaping, new public</p>	

	open space, access and highway formation and alterations, new pedestrian means of access, car and cycle parking provision and ancillary works.  (EIA Application) (Departure from the Development Plan)
--	--

Case Officer	Nicholas Linford
Applicant	Newlon Housing Trust and Mount Anvil Limited
Agent	Lichfields

### Reason for Erratum

This erratum has been prepared to update factual and typographical inaccuracies in the published Committee Report. This should be read alongside the published Committee Report

### Cover page:

- Addition of Tunnel Portal to schedule of adjacent listed buildings/structures.
- Replacement of outline floorspace GEA with 74,750sq.m
- Addition of the words 'up to' in reference to maximum provision of community floorspace.
- Reference to the (private) nursery being within use Class E

### Section 4: Summary

- Paragraph 4.2: Reference is made to seven buildings within the detailed phase. While this is technically true in the fact that there are seven contiguous buildings, the application refers to 12 separate blocks: A3, B1, B2, B3, B4, C6, C7, C8, C9, D1, D2 and D3.
- Paragraph 4.2: Reference is made to heights of up to 13 storeys. This has been superseded by the amendments to the scheme as consulted on in October 2022. There has also been a reduction in the number of units in this phase and the number of units per bedroom size.
- Paragraph 4.3: up to 513 units are proposed in the outline phase.
- Paragraph 4.5: There are 371 units within the site and not 350
- Paragraph 4.7: The ballot turnout was 79% with 73% in favour of the scheme.
- Paragraph 4.13: There are three blocks in the canalside area, one of which exceeds 30m in height.
- Paragraph 4.16: The CO2 savings have been revised up to 64% from an initial 60.7%
- Paragraph 4.17: while the application aspires to meet 80% dual aspect, it is likely to achieve 78% and 76% for the detailed and overall respectively
- Paragraph 4.29: CO2 savings are 45,000 tonnes over 60 years and not 40,000 tons.

### Section 6: Proposal

- Paragraph 6.1: The projected period of construction to practical completion is 10 years.
- Paragraph 6.6: Phase 1c is in the outline application.
- Paragraph 6.7: The updated scheme proposes 102 units in phase 1A, 180 in phase 1B and 119 in phase 3A.
- Paragraph 6.9: Block A3 is 6+1 storeys and not 5+2 with six storeys to parapet and one storey mansard.
- Paragraph 6.14: Block B2 has 38 units of 7 x 1b, 17 x 2b, 12 x 3b and 2 x 4b.
- Paragraph 6.15: The building has a height of 23.5m to the parapet and 27.3 to the mansard.
- Paragraph 6.23: The later stage addition to Carnegie Street Park is 560sq.m
- Paragraph 6.25: Block B3 has 21 units of 7 x 1b, 7 x 2b, 6 x 3b and 1 x 4b

- Paragraph 6.28: Block C6 is six storeys at each end.
- Paragraph 6.31: The rear elevation would be construction with pink brick with stretcher bond. The upper most floor would have white brick however.
- Paragraph 6.67/Table 3: This is illustrative and not a fixed outcome.

### **Section 8: Consultation**

- Paragraph 8.14: Further Canal and Rivers Trust comments were received. Comments recognise that amendments have been made but an objection remains.
- Paragraph 8.23: Further Islington Society comments were received. Comments recognise that amendments have been made but an objection remains.

### **Section 12: Assessment: Land use**

- Paragraph 12.17: The total affordable housing proportion overall is 46%
- Paragraph 12.78: The floorspace figures given are maximum parameters and should be referred to as 'up to' that figure.
- Paragraph 13.26: The increase of affordable housing sought through the review mechanism would be from 25% to 50% upwards.

### **Section 14: Design, Conservation and Heritage**

- Paragraph 14.130: The design code refers to resin bound gravel.

### **Section 19: Energy and Sustainability**

- Paragraph 19.47: Blue roofs are provided.
- Paragraph 19.52: Removal of first sentence required.

### **Section 20: Highways and transportation**

- Paragraph 20.06: The detailed element provides 742 spaces with 731 long stay and 11 short stay.
- Paragraph 20.21: The northern path is outside of the site and will not be affected by or altered by the development.

### **Section 26: EIS**

- Paragraph 26.8: The following topics should be listed as scoped out:
  - Internal daylight, sunlight and overshadowing
  - Light pollution and solar glare
  - Ground Conditions, Land Contamination, Land Take and Soils
  - Human Health
  - Water Resources
  - Waste and Materials
  - Archaeology
  - Ecology & Biodiversity
  - project vulnerability

- Paragraph 26.10: The following topics should be listed as being scoped in:
  - Socio-economics;
  - Traffic and Transport;
  - Air Quality;
  - Noise and Vibration;
  - Wind Microclimate;
  - Daylight, Sunlight and Overshadowing;
  - Climate Change; and
  - (Built) Heritage, Townscape and Visual Impact.

### **Section 27: Planning Balance**

- Paragraph 27.3: The CO2 saving is 45,000 tonnes over 60 years.

### **Appendix 1 – RECOMMENDATION B**

- Condition 11: Reference should be made to Phase 2a and not block 2a.