



Resources Department
Town Hall, Upper Street, London, N1 2UD

AGENDA FOR THE PLANNING SUB COMMITTEE B

Members of Planning Sub Committee B are summoned to a meeting, which will be held in Council Chamber, Town Hall, Upper Street, N1 2UD on, **13 June 2023 at 7.30 pm.**

Enquiries to : Emma Taylor
Tel : democracy@islington.gov.uk
E-mail : democracy@islington.gov.uk
Despatched : 5 June 2023

Welcome:

Members of the public are welcome to attend this meeting.

Consideration of Planning Applications – This is a formal agenda where decisions are taken on planning applications submitted to the Council. Public speaking rights on these items are limited to those wishing to comment on specific applications. **If you wish to speak at the meeting please register by calling the Planning Department on 020 7527 2278 or emailing enquiriesplanning@islington.gov.uk**

Committee Membership


Councillor Poyser (Chair)
Councillor Hayes
Councillor Klute
Councillor Jackson
Councillor Ogunro

Wards

- Hillrise;
- Clerkenwell;
- St Peter's and Canalside;
- Holloway;
- St Peter's and Canalside;

Substitute Members

Quorum: 3 councillors



A. Formal Matters **Page**

1. Introductions
2. Apologies for Absence
3. Declarations of Substitute Members
4. Declarations of Interest

If you have a **Disclosable Pecuniary Interest*** in an item of business:

- if it is not yet on the council's register, you **must** declare both the existence and details of it at the start of the meeting or when it becomes apparent;
- you may **choose** to declare a Disclosable Pecuniary Interest that is already in the register in the interests of openness and transparency.

In both the above cases, you **must** leave the room without participating in discussion of the item.

If you have a **personal** interest in an item of business **and** you intend to speak or vote on the item you **must** declare both the existence and details of it at the start of the meeting or when it becomes apparent but you **may** participate in the discussion and vote on the item.

***(a) Employment, etc** - Any employment, office, trade, profession or vocation carried on for profit or gain.

(b) Sponsorship - Any payment or other financial benefit in respect of your expenses in carrying out duties as a member, or of your election; including from a trade union.

(c) Contracts - Any current contract for goods, services or works, between you or your partner (or a body in which one of you has a beneficial interest) and the council.

(d) Land - Any beneficial interest in land which is within the council's area.

(e) Licences- Any licence to occupy land in the council's area for a month or longer.

(f) Corporate tenancies - Any tenancy between the council and a body in which you or your partner have a beneficial interest.

(g) Securities - Any beneficial interest in securities of a body which has a place of business or land in the council's area, if the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body or of any one class of its issued share capital.

This applies to **all** members present at the meeting.

5. Order of Business 1 - 2
6. Minutes of Previous Meeting 3 - 10

B.	Consideration of Planning Applications	Page
1.	Canonbury ATE, Highbury Grove, N5 1HJ	11 - 48
2.	Land adjoining Collingwood House, Mercers Road, N19 4PJ	49 - 102
3.	New River College, Elthorne Road, N19 4AB	103 - 132

C. Consideration of other planning matters Page

D. Urgent non-exempt items

Any non-exempt items which the Chair is of the opinion should be considered as a matter of urgency and to consider whether the special circumstances included in the report as to why it was not included on and circulated with the agenda are acceptable for recording in the minutes.

E. Exclusion of press and public

To consider whether, in view of the nature of the remaining items on the agenda, it is likely to involve the disclosure of exempt or confidential information within the terms of the Access to Information Procedure Rules in the Constitution and, if so, whether to exclude the press and public during discussion thereof.

F. Confidential/exempt items Page

G. Urgent exempt items (if any)

Any exempt items which the Chair agrees should be considered urgently by reason of special circumstances. The reasons for urgency will be agreed by the Chair and recorded in the minutes.

Date of Next Meeting: Planning Sub Committee B, 19 September 2023

Please note all committee agendas, reports and minutes are available on the council's website: www.democracy.islington.gov.uk

WEBCASTING NOTICE

This meeting will be filmed by the Council for live and/or subsequent broadcast on the Council's website. The whole of the meeting will be filmed, except where there are confidential or exempt

items, and the footage will be on the website for 12 months. A copy of it will also be retained in accordance with the Council's data retention policy.

If you participate in the meeting you will be deemed by the Council to have consented to being filmed. By entering the Council Chamber you are also consenting to being filmed and to the possible use of those images and sound recordings for webcasting and/or training purposes. If you do not wish to have your image captured you should sit in the public gallery area, overlooking the Chamber.

In addition, the Council is obliged by law to allow members of the public to take photographs, film, audio-record, and report on the proceedings at public meetings. The Council will only seek to prevent this should it be undertaken in a disruptive or otherwise inappropriate manner.

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PROCEDURES FOR PLANNING SUB-COMMITTEES

Planning Sub-Committee Membership

Each Planning Sub-Committee consists of five locally elected members of the council who will decide on the applications for planning permission.

Order of Agenda

The Chair of the Planning Sub-Committee has discretion to bring forward items, or vary the order of the agenda, where there is a lot of public interest.

Consideration of the Application

After hearing from council officers about the main issues of the proposal and any information additional to the written report, the Chair will invite those objectors who have registered to speak for up to three minutes on any point relevant to the application. If more than one objector is present for any application then the Chair may request that a spokesperson should speak on behalf of all the objectors. The spokesperson should be selected before the meeting begins. The applicant will then be invited to address the meeting also for three minutes. These arrangements may be varied at the Chair's discretion.

Members of the Planning Sub-Committee will then discuss and vote to decide the application. The drawings forming the application are available for inspection by members during the discussion.

Please note that the Planning Committee will not be in a position to consider any additional material (e.g. further letters, plans, diagrams etc.) presented on that evening. Should you wish to provide any such information, please send this to the case officer a minimum of 24 hours before the meeting. If you submitted an objection but now feel that revisions or clarifications have addressed your earlier concerns, please write to inform us as soon as possible.

What Are Relevant Planning Objections?

The Planning Sub-Committee is required to decide on planning applications in accordance with the policies in the Development Plan unless there are compelling other reasons. The officer's report to the Planning Sub-Committee will refer to the relevant policies and evaluate the application against these policies. Loss of light, openness or privacy, disturbance to neighbouring properties from proposed intrusive uses, over development or the impact of proposed development in terms of size, scale, design or character on other buildings in the area, are relevant grounds for objection. Loss of property value, disturbance during building works and competition with existing uses are not. Loss of view is not a relevant ground for objection, however an unacceptable increase in sense of enclosure is.

For further information on how the Planning Sub-Committee operates and how to put your views to the Planning Sub-Committee please call Thomas French on 020 7527 6568. If you wish to speak at the meeting please register by calling the Planning Department on 020 7527 2278 or emailing enquiriesplanning@islington.gov.uk

COMMITTEE AGENDA

1 Canonbury ATE
Highbury Grove
London
N5 1HJ

2 Land adjoining Collingwood House
Mercers Road
London
N19 4PJ

3 New River College
Elthorne Road
London
N19 4AB

1 Canonbury ATE
Highbury Grove
London
N5 1HJ

Application Number: P2022/2151/FUL
Ward: Highbury

Proposed Development: Installation of telecommunications equipment including 6No. Antennas (on 4No. new replacement tripods & support poles), 4No. Dishes, 2No. GPS Antennas, 5No. Equipment Cabinets and ancillary apparatus (following removal of existing equipment including 4No. Existing Antennas, 2No. Existing Cabinets, and Ancillary Apparatus)

RECONSULTATION REASON: Additional information relating to an addendum which provides justification as to why the current design approach is the best option with regard to technical, operational, and town planning/heritage considerations.

Application Type: Full Planning Application

Case Officer: Mark Heaney

Name of Applicant: Cellnex

Recommendation:

2 Land adjoining Collingwood House
Mercers Road
London
N19 4PJ

Application Number: P2021/2840/FUL

Ward: St. Georges - historic

Proposed Development: Proposed redevelopment of existing car park by constructing 6x two storey plus basement mews houses (3no. x 2 bed, 4 person and 3no. x 3 bed, 5 person units) together with landscaping, cycle parking, vehicle parking and associated works.

REASON FOR RE-CONSULTATION: New pedestrian and cyclist gate, addition of green roof, PV panels and Air Source Heat Pumps to dwellings. Updated arboricultural impact assessment and landscaping addendum to reflect the retention of additional trees on site. All proposed plans amended to reflect alterations and associated documents updated.

Application Type: Full Planning Application

Case Officer: Jake Shiels

Name of Applicant: Mercers Mews Limited

Recommendation:

**3 New River College
Elthorne Road
London
N19 4AB**

Application Number: P2023/0296/FUL

Ward: Junction

Proposed Development: Partial demolition of existing school buildings, refurbishment of the retained parts and erection of a single storey wraparound extension to provide additional education/training facilities with associated external landscaping including new entrance gate

Application Type: Full Planning (Council's Own)

Case Officer: Marc Davis

Name of Applicant: Ms Imogen Webb

Recommendation:

London Borough of Islington

Planning Sub Committee B - 15 December 2022

Minutes of the meeting of the Planning Sub Committee B held at Council Chamber, Town Hall, Upper Street, N1 2UD on 15 December 2022 at 7.30 pm.

Present: **Councillors:** Ibrahim (Chair), Hayes and Klute
Also **Councillors:**
Present:

Councillor Bashir Ibrahim in the Chair

26 **APPOINTMENT OF CHAIR (Item)**

RESOLVED:

- a) That Councillor Ibrahim had been appointed Chair for the meeting in Councillor Poyser's absence.

27 **INTRODUCTIONS (Item A1)**

Councillor Ibrahim welcomed everyone to the meeting. Members of the Committee and officers introduced themselves and the Chair outlined the procedures for the meeting.

28 **APOLOGIES FOR ABSENCE (Item A2)**

Apologies were received from Councillor Poyser and Councillor McHugh.

29 **DECLARATIONS OF SUBSTITUTE MEMBERS (Item A3)**

Councillor Kay substituted for Councillor McHugh and Councillor Jackson substituted for Councillor Poyser.

30 **DECLARATIONS OF INTEREST (Item A4)**

There were no declarations of interest.

31 **ORDER OF BUSINESS (Item A5)**

The order of business would be as per the agenda.

32 **MINUTES OF PREVIOUS MEETING (Item A6)**

RESOLVED:

That the minutes of the meeting held on 1st November 2022 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

33 **CANONBURY ATE, Highbury Grove, London, N5 1HJ (Item B1)**

Installation of telecommunications equipment including 6No. Antennas (on 4No. new replacement tripods & support poles), 4No. Dishes, 2No. GPS Antennas, 5No. Equipment Cabinets and ancillary apparatus (following removal of existing equipment including 4No. Existing Antennas, 2No. Existing Cabinets, and Ancillary Apparatus)

Planning Sub Committee B - 15 December 2022

(Planning application number: P2022/2151/FUL)

In the discussion the following points were made:

- Members were shown the site location plan, with site highlighted in red, a plan of the surrounding Conservation areas of the site, street view photos from different elevations, the existing and proposed site plans, the roof plan of the antennas, and the existing and proposed elevations.
- The Planning Officer confirmed that the height increase was 2.5m
- In response to questions from the Sub Committee about how it should consider telecommunications applications, the Director of Planning advised that guidance stated that planning applications should expand electro-communication code networks, including 5G, and that it set out a framework for supporting it.
- The Sub Committee heard objections from one resident, who raised concerns that the site was surrounded by residential property, that there was a significant increase of height to the existing elevation, that the proposed equipment has a bulkier footprint, that the proposal is disproportionate for a residential area and that the impact is not just confined to Calabria Road and would also impact the character of the conservation area.
- The applicant was given equal time to address the Committee, in which the points raised included that this was an existing site, that there would be a benefit for its customers in the local area because of the upgrade and the precedent for development at this location had been set through approval of previous modifications. It was also raised that the national planning policy referred to upgrading existing sites rather than creating proliferation of sites among an area. If the applicant was to seek a different location it would cause network disruption.
- In deliberation, members highlighted the visual impact, and that national guidance supports advancement of high quality telecoms materials.
- In response to questions from the Sub Committee as to why the equipment had to be taller, the applicant responded that the arrangement and variety of antennas on the existing site stipulated the increase in height so as to alleviate any possible interference.

Councillor Klute proposed a motion to defer this application to a future meeting to allow the applicant to explore alternative assembly and configurations specifically regarding the total height of the proposal. This was seconded by Councillor Hayes and carried.

RESOLVED:

That consideration of the application be deferred for the reasons outlined above.

34

CHRIST CHURCH, 157 Highbury Grove, London, N5 1SA (Item B2)

Section 73 (Minor material amendment) for removal / variation of condition 5 (hours of use of community centre) following a grant of planning permission Ref: P2017/4445/FUL dated 29/03/2018 For Erection of a new single storey Church and Community centre for Christ Church Highbury to accommodate the Church's office, reception and administration functions, as well as flexible community space for Church activities and community outreach, and a small cafe and associated alterations to the building. The application seeks to vary the existing opening hours of the community centre to commence at 07.00 hours daily

(Planning application number: P2021/1810/S73)

In the discussion the following points were made:

- The Planning Officer highlighted in their presentation to the Committee that the application was to vary Condition 5 to allow the start time to commence at 7am from the existing 8am; and gave an overview of the site location plan, site in the context of Grade II listed buildings, street view photos, site plan, the approved ground floor plan and the approved elevations.
- The Objector raised concerns as the closest neighbour to the site, that the reason Condition 5 was put in place originally was to prevent noise disturbance in what was now a quiet area, and that there would be an increase in traffic and issues around parking.
- The Applicant proposal would enhance their ability to offer the space at a low cost or no cost to groups in need in the community, that they already community groups such as a support group for Ukrainian refugees and a foodbank, and the ability to let the space commercially at this time for which there is demand helps support this work and running costs. An example cited was hiring the space for fitness classes. The applicant confirmed this application did not relate to the café, only to the circular community space, for which the maximum capacity would be 20.
- It was confirmed that the environmental health officer has raised no objections and the class use was D1.
- It was suggested that a condition for no amplified music before 8am be tabled. It was noted by members however, that no noise objections had been raised and that there had already been a compromise in requesting an opening time from 7am rather than the 6am which had already been proposed, and that another condition would be detrimental. The Legal Officer's opinion was that provided the Committee felt the condition was necessary, it could be imposed. It was also suggested that the application be approved, with the parking issues addressed separately by Council officers.

Councillor Ibrahim proposed a motion to implement an additional condition for the prohibition of amplified music before 8am. Wording was to be delegated to officers. This was seconded by Councillor Klute and carried.

RESOLVED:

That following consideration of the case officer's report (the assessment and recommendations therein), the presentation to Committee, submitted representations and objections provided verbally at this meeting, planning permission be granted subject to the conditions and informatives set out in Appendix 1 of the officer report and the additional condition outlined above; and subject to the prior completion of a Deed of Planning Obligation made under Section 106 of the Town and Country Planning Act 1990 securing the heads of terms as set out in Appendix 1 of the officer report as amended above, the wording of which was delegated to officers; and subject to any direction by the Mayor of London to refuse the application or for it to be called in for determination by the Mayor of London.

35

GARAGE 12A, BROOKSBY MEWS, LONDON, N1 1EZ (Item B3)

Change of use to Class E(g) for the provision as an Architect's studio. Replacement of existing single glazed aluminium framed windows and single door, with enlarged double glazed aluminium framed windows and double doors.

(Planning application number: P2021/2502/FUL)

In the discussion the following points were made:

- The Planning Officer highlighted in their presentation that the application was for a change of use, showed the application perimeter, aerial view of the perimeter, the application site in the context of Grade II listed buildings, the street view photos of the mews and access to it from an undercroft, the Ground Floor plan, the proposed cycle storage and the proposed and existing elevations. Class Use was restricted to office use only (Class E(g)(i)) and permitted development rights were also restricted so it couldn't be converted to residential use, which was listed under Condition 12.
- There was no proposal for plant equipment or heating. Plant equipment would require a separate planning application.
- The objector cited previous problematic and unauthorised use of the site as a repair shop, causing anti-social behaviour, and only ceased after the appeal for the enforcement notice was withdrawn, and that without the imposition of stringent conditions there would be a repeat of the problems.
- The applicant was not present for the meeting.
- In deliberation, members noted that with the number of conditions applied, this should mitigate any potential issues, but raised concerns that there was no heating proposed for the site.

Councillor Klute proposed a motion to include an additional informative outlining that the installation of heating equipment would require a separate planning application. Wording would be delegated to planning officers. This was seconded by Councillor Jackson and carried.

RESOLVED:

That following consideration of the case officer's report (the assessment and recommendations therein), the presentation to Committee, submitted representations and objections provided verbally at this meeting, planning permission be granted subject to the conditions and informatives set out in Appendix 1 of the officer report and the additional informative outlined above; and subject to the prior completion of a Deed of Planning Obligation made under Section 106 of the Town and Country Planning Act 1990 securing the heads of terms as set out in Appendix 1 of the officer report as amended above, the wording of which was delegated to officers; and subject to any direction by the Mayor of London to refuse the application or for it to be called in for determination by the Mayor of London.

The meeting ended at 8.53 pm

CHAIR

Planning Sub Committee B - 18 April 2023

Minutes of the meeting of the Planning Sub Committee B held at Council Chamber, Town Hall, Upper Street, N1 2UD on 18 April 2023 at 7.30 pm.

Present: **Councillors:** Poyser (Chair), McHugh, Hayes and Klute

Councillor Dave Poyser in the Chair

1 INTRODUCTIONS (Item A1)

Councillor Poyser welcomed everyone to the meeting and informed all that due to technical issues, the meeting would not be webcast. Members of the Committee and officers introduced themselves.

2 APOLOGIES FOR ABSENCE (Item A2)

Apologies were received from Councillor Ibrahim.

3 DECLARATIONS OF SUBSTITUTE MEMBERS (Item A3)

There were no declarations of substitute members.

4 DECLARATIONS OF INTEREST (Item A4)

There were no declarations of interest.

5 ORDER OF BUSINESS (Item A5)

The order of business would be as per the agenda.

6 MINUTES OF PREVIOUS MEETING (Item A6)

The minutes of the previous meeting were not yet available and would be presented to the next meeting.

7 17 CORNWALLIS ROAD, LONDON, N19 4LP (Item B1)

Section 73 (minor material amendment) to remove condition 11 (Tree Planting Plan) of planning permission ref: P2021/1874/FUL dated 28/10/2021 which granted planning permission for the following:

Demolition of existing building and erection of a replacement building for use in connection with the adventure playground and other community uses; erection of refuse facilities and associated works.

The condition involves the planting of 6 trees within and/or around the site.

(Planning application number: P2023/0508/S73)

In the discussion the following points were made:

- Planning Officer advised application site is a children's adventure playground located along the south-western side of Cornwallis Road, within Cornwallis Park
- The Planning Officer advised that application before committee seeks to remove condition 11 (Tree Planting Plan) of planning permission ref: P2021/1874/FUL dated 28/10/2021, that the condition requires the planting of 6 trees in and around the application.
- Meeting was advised that a number of options were explored in order to discharge condition 11 and that a Director's Agreement had been secured which will enable a tree planting contribution of £6,000 (£1,000 per tree) for 6x trees to be planted within the Tollington Ward.
- Meeting was advised that applicant will work with planning and tree conservation officers, that trees will be planted within the ward and the costs dealt with accordingly.
- In response to a question on why the planting of trees within the playground wasn't picked up during the application stage, officers advised that at the time there was no detailed design.

Councillor Klute moved a motion to grant planning permission. This was seconded by Councillor Poyser and carried.

RESOLVED:

That following consideration of the case officer's report (the assessment and recommendations therein), the presentation to Committee, and submitted representations, planning permission be granted subject to the conditions and informatives set out in Appendix 1 of the officer report.

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186 CITY ROAD, LONDON, EC1V 2NT (Item B2)

Creation of new office floorspace (Use Class E(g)) including demolition and replacement of existing fourth, fifth and sixth floors together with the erection of a seventh storey extension, internal and external alterations, plant alongside other associated works.

(Planning Application Number: P2022/3596/FUL)

The planning officer informed the Committee of a typographical error with Condition 16 which incorrectly makes references to first floor, that it should have read basement. The following issues were highlighted:

- The Planning Officer advised that building is located within the Central Activity Zone, an Employment Priority Area and that the building is Locally Listed Grade A. Site is located on the borough boundary with the other side of City Road being within the Borough of Hackney.

Planning Sub Committee B - 18 April 2023

- Planning Officer highlighted the differences between the existing and proposed scheme in terms of road elevations, basement and ground floor plans, proposed sixth floor and pavilion floor plans.
- The benefits of the application highlighted in the report include 861sqm (GIA) of additional office floorspace; refurbishment of existing building which would meet modern office requirements; provision of pavilion roof level extension with external terrace area.
- In addition to the above benefits, the Planning Officer noted that the scheme will result in a positive impact on street scene and have no impact on the wider Conservation Area; that the plant and sustainability features will meet BREEAM 'Excellent' rating; new cycle parking provision for whole building with end of trip facilities and improved accessibility into and around building etc.
- In response to questions regarding whether the Section 287 agreement requested from Transport for London had been captured, the planning officer informed the Committee that this was Condition 17 for on-site visitor cycle parking.
- On whether contact had been made with Moorfields Eye Hospital with regards the skyline and its impact, the applicant acknowledged that their concerns had been addressed in Condition 4.
- The planning officer advised Committee that the in-house design team had been consulted on the application and were supportive and that ultimately, the design was considered acceptable.
- On the question of whether condition 1 (p) would address concerns of the patient group, the planning officer noted that applicants will be expected to submit details regarding this issue, that it is believed that their concerns will be incorporated when drafting detailed proposals.
- The applicant confirmed that they had engaged with Moorfields Eye Hospital, specifically regarding the needs of the patient group, that their concerns around accessibility during the proposed works had been taken on board.
- Councillor Klute proposed a motion, seconded by Councillor Hayes, that the wording of Condition 4 (p) be revised to specify that the applicant should consult with and agree aspects of the Construction Management Plan with Moorfields Eye Hospital.

RESOLVED:

That following consideration of the case officer's report (the assessment and recommendations therein), the presentation to Committee and submitted representations, planning permission be granted subject to the conditions and informatives set out in Appendix 1 of the officer report with the amendments to the condition outlined above

The meeting ended at 7.55 pm

CHAIR

ADDENDUM TO PLANNING COMMITTEE REPORT

 Development Management Service
 Planning and Development Division
 Community Wealth Building

PLANNING SUB COMMITTEE B		AGENDA ITEM NO:
Date:	13th June 2023	NON-EXEMPT

Application number	P2022/2151/FUL
Application type	Full Planning Application
Ward	Highbury
Listed building	None
Conservation area	Highbury New Park Conservation Area Within 50m of Calabria Road and Canonbury Conservation Area
Development Plan Context	Rail Land Ownership - National Rail Surface Rail Safeguarding - Channel Tunnel Rail Link Cycle routes (Local) Article 4 Direction (A1-A2)
Licensing Implications	None
Site Address	Canonbury ATE, Highbury Grove, London N5 1HJ
Proposal	Installation of telecommunications equipment including 6No. Antennas (on 4No. new replacement tripods & support poles), 4No. Dishes, 2No. GPS Antennas, 5No. Equipment Cabinets and ancillary apparatus (following removal of existing equipment including 4No. Existing Antennas, 2No. Existing Cabinets and Ancillary Apparatus)

Case Officer	Mark Heaney
Applicant	Cellnex
Agent	WHP Telecoms - Mr Tiernan Walsh

1. RECOMMENDATION

1.1 The Committee is asked to resolve to **GRANT** planning permission subject to the conditions set out in Appendix 1.

2. REASONS FOR DEFERRAL

2.1 This application was previously considered at Planning Sub-Committee B meeting on 15th December 2022 where those making representations were given an opportunity to speak. Members raised a number of concerns with the proposed height of the telecommunications equipment and requested clarification of what the increase in height between the existing and proposed equipment would be.

2.2 In the discussion the following points were made:

- The height increase was queried. It was then clarified by the Planning Officer that the difference in height between the existing equipment and the proposed equipment was 2.5m in height.
- Concerns were raised by Members regarding the proposed height, design and visual prominence of the equipment. Members queried why the new equipment needed to be higher than the existing equipment and if an alternative design configuration could be achieved without such a high projection upwards. Members also queried if the equipment could be spread over other buildings/sites in the surrounding area to reduce the height and why this is the chosen site over other sites or that amalgamating with other sites isn't an option.
- In response to Member's queries the Planning Agent explained that the new equipment, for technical reasons, had to be higher than the existing 3G/4G equipment and had to be bulkier to withstand weight and wind loading. The Planning Officer explained that the site selection process was undertaken in accordance with the sequential approach required by the NPPF.

2.3 Minutes of that meeting will be published on the Councils Democratic Services webpage.

2.4 The application was then deferred by the Committee to give the applicant additional time to explore alternative design options to reduce the height of the proposed telecommunications equipment and further explore if alternative locations are suitable.

3. UPDATES FOLLOWING PLANNING SUB-COMMITTEE B

3.1 The applicant has reviewed alternative approaches and revisited the site selection process but considers the original design, layout and location as stated within the description of proposal, achieves the best balance between technical, operational, and heritage considerations. The applicant has submitted an addendum document which provides justification for their current design approach where all antennae are grouped towards the centre roof level.

3.2 The applicant has also reviewed the site selection process and have provided further justification why there are no sequentially preferable locations that would provide the required coverage within the defined site search area with a lesser visual impact. This addendum document provides justification why the current rooftop site is considered the most acceptable location option.

4. CONSULTATION

4.1 A second consultation has taken place since the application was last heard at the Committee to allow surrounding occupiers to view the supporting addendum document submitted by the applicant to provide further justification in support of their initial design approach.

4.2 The second consultation expired on the 21st May 2023 and at the time of writing this report 3 letters of objection were received and are summarised below:

- The presence of equipment on this roof should not mean that overbearing over-development should be permitted in the future. *(Paras 5.5-5.19 below and Paras 9.2-9.30 of the earlier Committee report below).*
- This unsightly telecommunications equipment is proposed to be increased in height *(Paras 5.5-5.19 below and at Paras 9.2-9.30 of the earlier Committee report below).*
- No changes have been made to the design since the previous committee hearing. *(Paras 5.5-5.19 below).*
- The addition of technical hazardous equipment should not be placed so low and in an area so close to residents, it is a proven health hazard. *(Paras 5.21-5.22 below and at Paras 9.34-9.35 of the earlier Committee report below).*
- There has been no public notification of this planning re-application on Calabria Road. *(Para 4.4 below)*

4.3 Please also see the original Committee report at Appendix 3 (section 7) for full details of objections received to the first consultation which took place on the 11th August 2022.

4.4 It is noted above within the objections received which have raised issue with the consultation process. The application has been re-consulted to include neighbour letters, a press advertisement and a site notice. Therefore, the Council is satisfied it has met its statutory obligations and also the Council's own local consultation requirements as published within its Statement of Community Involvement.

4.5 It is the Council's practice to continue to consider representations made up until the date of a decision. Any additional representations received prior to the committee hearing shall be reported by way of an addendum.

5. ASSESSMENT OF ADDITIONAL INFORMATION

Site Selection Process

5.1 The Committee questioned if other buildings in the area would be a more suitable location than above the Canonbury ATE building and why amalgamating with other sites isn't an option.

5.2 The planning statement outlines the initial site selection process undertaken by the applicant's radio engineers. An additional addendum document further expands on the selection process and states that the sequential starting point for planning new networks or the expansion of existing networks is to use existing electronic communications sites owned by other operators or radio site management companies. The applicant's radio engineers consider that by upgrading the existing installation meets the sequential approach. This is because the current design option would have lesser visual impact when considered against other alternative antennae configuration options discussed below. It would also accommodate two other network operators sharing this installation as advised the NPPF (para 115). The current proposals would only have a 2.5m increase in height and the applicant has stated that if planning permission cannot be obtained for the current option, then 5G specific base stations would have to be built elsewhere in the immediate area. This would create more sites within the immediate vicinity, i.e. other rooftop sites or failing that locations for new ground based masts. It should also be noted that the principle of rooftop telecommunications equipment above this building has previously been considered acceptable by the Council noting the approved planning applications listed within sites planning history at section 6 of the earlier Committee report below.

5.3 The applicant has therefore followed the guidance set out within the Code of Practice for Wireless Network Development in England (2022) and the NPPF (2021) of which at paragraph 115 states that the "use of existing masts, buildings and other structures for new electronic communications capability (including wireless) should be encouraged". The proposed roof top site is considered to

be the most sequentially preferable solution. It would upgrade an existing rooftop site which also shared with other network operators and the new 5G antennae would fit within the existing network 3G and 4G configuration. Thereby eliminating the need to introduce additional new masts or base stations within the cell search area.

- 5.4 Officers consider that sufficient justification has been submitted to demonstrate that the installation of upgraded apparatus on this existing telecommunications site hosted on the rooftop of Canonbury ATE is the most appropriate option rather than the introduction of an entirely new and separate base station(s) within the conservation area.

Design and Conservation

- 5.5 In response to Members request to reduce the height through an alternative design approach, the applicant's design team have explored alternative design options to try to find a solution to reduce the height of the antenna. However, after reviewing different options they consider the current design as being the best option available that achieves the best balance between technical, operational, and heritage considerations. The applicant has therefore requested that the application is determined with the current design as was proposed at the last Committee hearing and has provided further justification, as discussed below.
- 5.6 The applicant explains that the only alternatives to the current design approach of pole mounted antennae grouped around the existing rooftop frame is a 10m high rooftop stub mast or alternatively the installation of 3 pole mounted antennas at separate locations towards the edge of the roof. Examples of the type of sub masts that would be required are shown at images 1 and 2 below.
- 5.7 The main roof level is 13.3m above ground level with a 1m high parapet wall and is approx. 3m lower than the steel grillage that forms the base for the existing pole mounts. An alternative design would require a stub mast structure no less than 10m in height attached to roof level to elevate the antennas to the height required to meet technical coverage objectives. This would create a much bulkier and visually concentrated arrangement with all antennas installed on a single headframe at the most visible part of the development.
- 5.8 As mentioned above, the alternative option to a stub mast would require installing antennas towards the edge of the roof and would require at least 3 tall pole mounts, extending up to 10m high, to elevate the antennas to a height required to provide coverage to the local area. This design option would have greater visual impact within the streetscene, to surrounding properties and in views into and out of the conservation areas. It is considered that it would be more harmful than the current proposal. The proposed option would have a lesser visual impact as it involves relatively minor changes to the position and increase in height of existing infrastructure (an approx. increase of 2.5m) as shown in images 5 and 6 below.

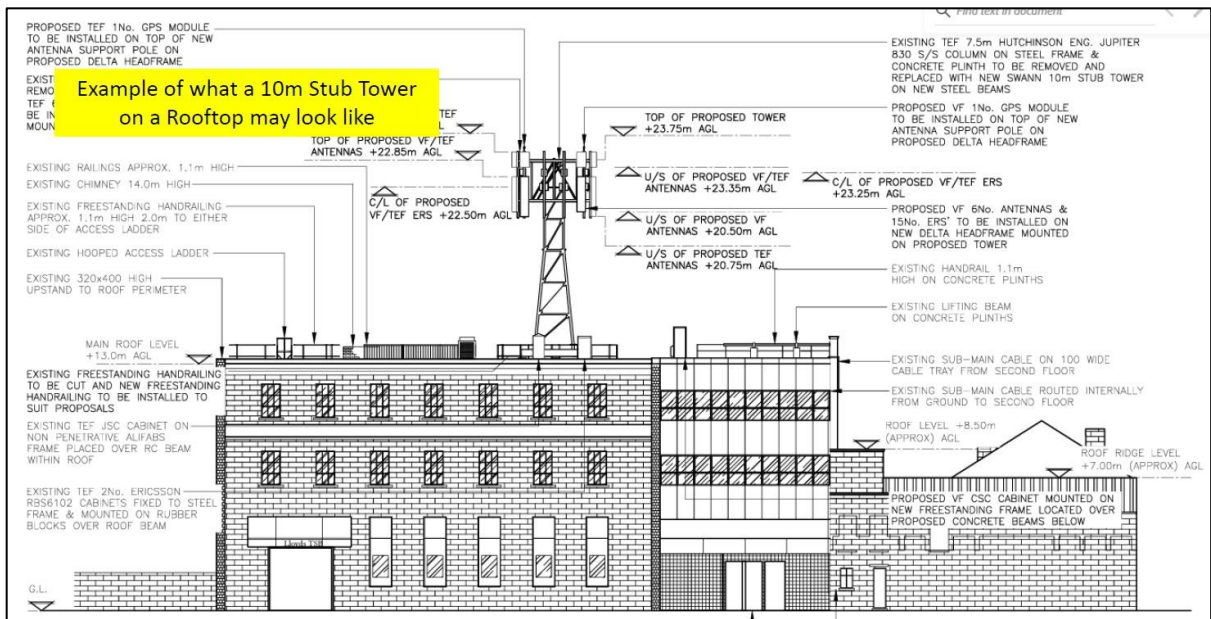


Image 1 - Example of a 10m High Stub Tower on a rooftop (*Not to scale and only for reference*).



Image 2 - Examples of a 10m & 7m High Stub Tower on a rooftop (*Not to scale and only for reference*).

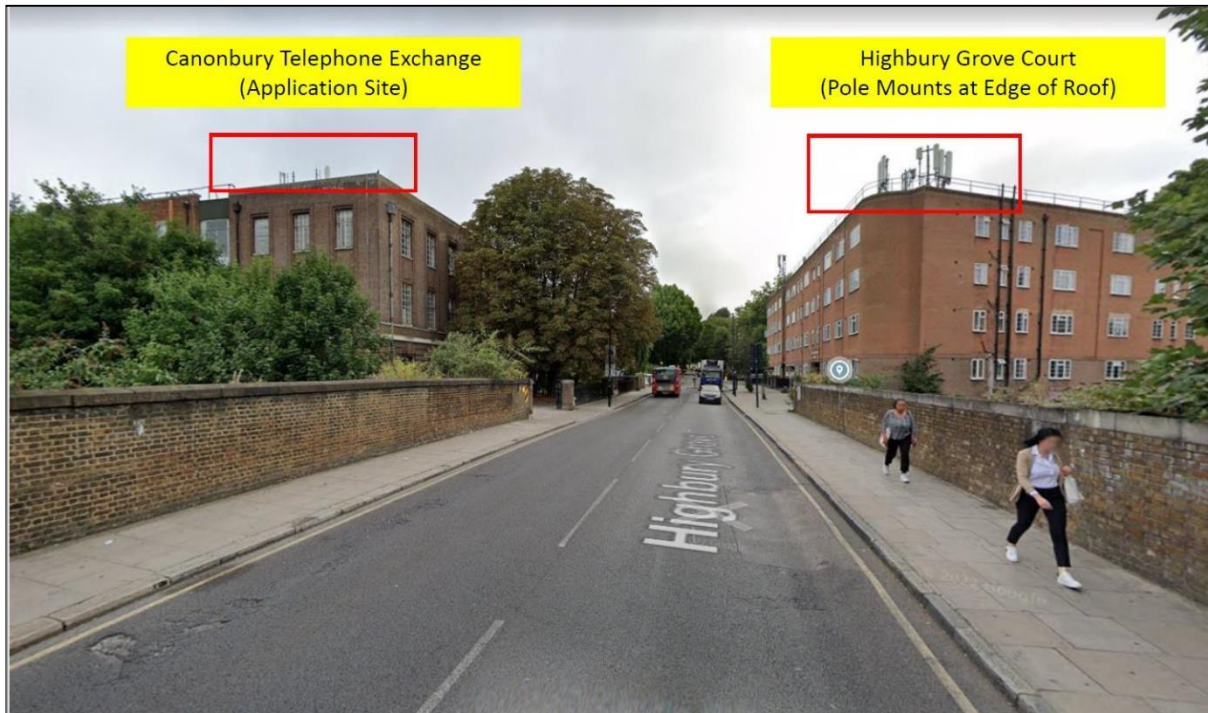


Image 3 - Examples of Pole Mounts on Highbury Grove Court (Not to scale and only for reference).

5.9 The rooftop telecoms equipment installed on Highbury Grove Court, opposite the Telephone Exchange to the east is an example of the alternative design option of edge of roof pole mounted masts. These antennae have been previously approved by the Council and the relevant planning history for that site is included at section 6 of the earlier Committee report below. While Highbury Grove Court is located just outside the two conservation areas, it is located on a key approach to them from the south and north where the antennas are highly visible within the street scene as shown in image 3 above and image 4 below.



Image 4 - Examples of Pole Mounts on Highbury Grove Court (Not to scale and only for reference).

5.10 The justification images show that the current design approach (Images 5 and 6) where antennas are grouped towards the centre roof level would help mitigate the visual impact due to a

combination of an overall increase in height of 2.5m height when measured against the maximum height of the existing rooftop antennae. Its position would also be set back from the edge of the roof which would limit it in public views when viewed from ground level. By contrast, as can be seen from the Highbury Grove Court design (above), antennas at the edge of the roof are much more visible when viewed from surrounding streets and create visual clutter within the skyline.



Image 5: Existing Front (east) Elevation

Proposed Front (east) Elevation

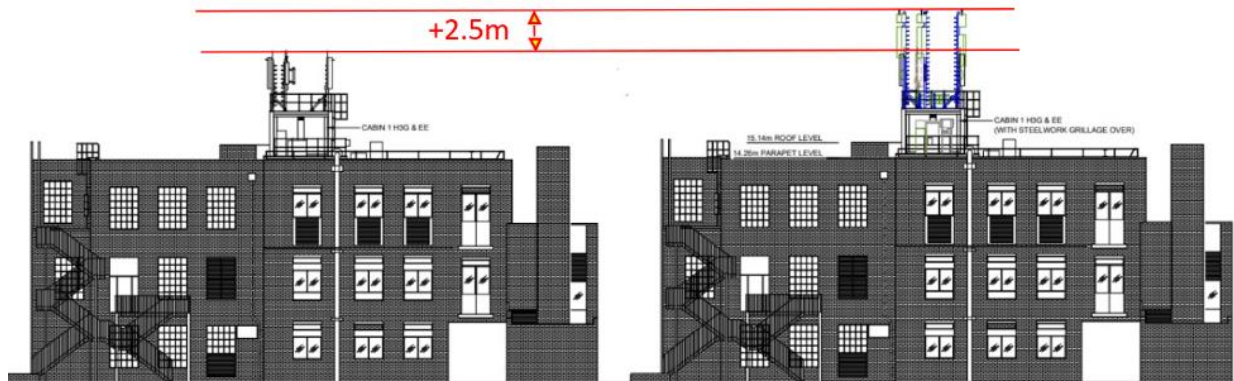


Image 6: Existing Rear (west) Elevation

Proposed Rear (west) Elevation

Public Benefits

- 5.11 The addendum document provides further justification to the merits of the scheme, and this gives further weight when considering the planning balance of the scheme.
- 5.12 Due to there being existing telecommunications antennae on the property in the same location, the current proposals are considered to result in less than substantial harm to the visual appearance and historic character of the host building and wider conservation area in the terms of the National Planning Policy Framework (the Framework)(para 202). This was also the conclusion within the previous Committee Report (see Appendix 3).
- 5.13 In such scenarios, paragraph 202 of the National Planning Policy Framework 2021 indicates that the harm to that designated heritage asset should be weighed against the public benefits of the proposal. The development would provide new 5G network coverage in the area and replace existing coverage that is already being provided at this site.
- 5.14 Paragraph 114 of the Framework sets out that advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being and that the expansion of electronic communications networks, including next generation mobile technology such as 5G, should be supported. Furthermore, paragraph 118 of the Framework explains that the need for electronic communications systems should not be questioned. The proposal would bring about substantial public benefits, particularly given the very high volumes of people that are likely to be within or travel through the immediate area on a daily basis. This is due to the site being located

within close proximity to nearby Canonbury overground and Highbury & Islington rail, tube and overground stations. The applicant has stated that there is no alternative design that would be an improvement to that proposed which achieves the best balance between technical, operational, and heritage considerations.

- 5.15 The additional justification document shows that potential siting opportunities to replace the existing network coverage and upgrade to 5G infrastructure would be limited to a relatively narrow area and it has been demonstrated that other design options would visually be more harmful to the heritage assets and surrounding streetscene.
- 5.16 The applicant has satisfactorily demonstrated that they have explored alternative design options and considered using alternative sites in the immediate vicinity and consider that upgrading the existing installation follows the sequential approach as it would not create more sites within the immediate vicinity. Given the additional justification provided by the applicant, officers consider that it is unlikely that there is an alternative site which would achieve operational requirements effectively and have fewer adverse visual impacts on the character and appearance of the area and surrounding heritage assets.
- 5.17 Officers have given appropriate weight and importance to the desirability of preserving the character and appearance of the conservation area. However, on review of the additional supporting information, officers consider that the public benefits of the proposal outweigh the less than substantial harm to the character and appearance of the conservation area.
- 5.18 The public benefits of the proposal discussed above are a material consideration which outweighs the conflict with the development plan. The decision maker is advised that a decision can therefore be taken otherwise than in accordance with the development plan.
- 5.19 As such, the proposal would not be contrary to policies D1, D3, SI 6 and HC1 of London Plan (2021), CS8 and CS9 of Islington Core Strategy (2011) and DM2.1, DM2.3, and DM2.7 of Development Management (2013), and the design advice found within the Islington Urban Design Guide (2017) and Highbury Fields Conservation Area Design Guidelines.

Neighbouring Amenity

- 5.20 There have been no changes to the proposed development and the proposal does not raise any adverse issues in terms of impacting neighbouring amenity regarding noise, disturbance, outlook, sense of enclosure or loss or daylight and sunlight. Please see the earlier Committee report (Appendix 3) for the full amenity assessment.

Health Risks

- 5.21 It is noted that within the objections received to the second consultation which have raised concerns relating to locating 5G infrastructure near to residential properties. The applicant has submitted a declaration of conformity to Public radio frequency (RF) Exposure guidelines formerly known as an ICNIRP Declaration. Officers would draw Members attention to paragraph 118 of the NPPF which states:

“Local planning authorities must determine applications on planning grounds only. They should not seek to prevent competition between different operators, question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure.”

- 5.22 Therefore, the equipment is designed and certified to be in full compliance with ICNIRP and would not pose a risk to Public Health. Please see the earlier Committee report for the full public health risk assessment

Conclusion

- 5.23 There have been no changes to the proposed development since the proposals were heard last at Committee on the 15th December 2022. The application was deferred by the Committee to give the applicant additional time to address the concerns and questions raised.
- 5.24 The applicant has since reviewed alternative approaches and revisited the site selection process but considers the original design, layout and location, achieves the best balance between technical, operational, and heritage considerations.
- 5.25 The applicant has explained that the only alternatives to the proposed design approach of pole mounted antennas grouped around the existing rooftop frame would be a 10m high rooftop stub mast or the installation of pole mounted antennas at three separate locations at the edges of the roof to meet technical coverage objectives. However, these alternative options would be visually more harmful to the option currently proposed.
- 5.26 The submitted addendum document provides sufficient justification to demonstrate that the current design approach where all antennae are grouped towards the centre roof level would best mitigate the schemes visual impact. This is due to a combination of installing the new infrastructure with a modest increase in height near the centre of the roof which would help reduce views of the masts from the surrounding streetscene and buildings when compared to the alternative options explored by the applicant which would be more visible within the street scene.
- 5.27 The applicant has also reviewed their site selection process and confirmed that by upgrading the existing shared infrastructure is the most sequentially preferable location that would provide the required coverage within the defined site search area. Therefore, it is considered that the current proposal is considered the most acceptable location option.
- 5.28 The public benefits of improved mobile infrastructure including next generation mobile technology such as 5G are considered to outweigh any perceived visual harm that may be realised from the additional equipment proposed and increased height and bulk.
- 5.29 It is considered that the less than substantial harm to the visual appearance and historic character of the setting of the heritage assets, the Highbury New Park Conservation Area and the nearby Calabria Road and Canonbury Conservation Areas are outweighed by the substantial public benefits that would result from the development. Consequently, on balance the application is assessed as being acceptable in this instance.
- 5.30 The proposals would not be considered to cause harm to the amenities of neighbouring properties.
- 5.31 For the above reasons the recommendation to Committee is to resolve to grant permission subject to planning conditions.

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

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

List of Updated Conditions:

1	IMPLEMENTATION PERIOD
	<p>CONDITION: The development hereby permitted shall be begun not later than the expiration of three years beginning from the date of this decision notice.</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.</p>
2	APPROVED PLANS LIST
	<p>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>166672-06-000-MD015/15.A (Existing Site Plan), 166672-06-002-MD015/15.A (Existing East Elevation), 166672-06-002-MD015/15.A (Existing South Elevation), 166672-06-002-MD015/15.A (Existing West Elevation), 166672-06-002-MD015/15.A (Existing North Elevation), 166672-06-100-MD015/15.A (Proposed Site Plan), 166672-06-150-MD015/15.A (Proposed East Elevation), 166672-06-150-MD015/15.A (Proposed South Elevation), 166672-06-150-MD015/15.A (Proposed West Elevation), 166672-06-150-MD015/15.A (Proposed North Elevation), 166672-06-150-MD015/15.A (Proposed Antenna / PRU Plan), Cellnex Declaration of conformity dated 18th May 2022, Cellnex Town Planning Statement dated May 2022, 222470 - Cellnex – Copy of Developers Notice Letter, Cellnex Consultation Plan, Cellnex - 5G - Helping to tackle climate change, Cellnex - 5G Health and Safety, General Background Information for Telecommunications Development Document, Cellnex - 5G Technical Considerations, Cellnex - Delivering Ultra Fast Broadband Mobile Connectivity, Cellnex Cover Letter ref. 222470 dated 31/05/22, Collaborating for Digital Connectivity Letter dated 07/03/19, Health and Mobile Phone Base Stations Document 2014, 166672/00-004-ML003 Rev3 (Location Plan), Additional Supporting Addendum Document received 19/04/23, Email from Agent dated 31/05/23 providing technical details regarding 5G coverage.</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>

APPENDIX 2: RELEVANT POLICIES

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

1 National Guidance

The National Planning Policy Framework 2021 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 2021, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013. The following policies of the Development Plan are considered relevant to this application:

A) The London Plan 2021 - Spatial Development Strategy for Greater London

Policy D1 London's form, character and capacity for growth
Policy D4 Delivering good design
Policy HC1 Heritage conservation and Growth
Policy ST3: Telecommunications, communications, and utilities equipment

B) Islington Core Strategy 2011

Policy CS8 – Enhancing Islington's character
Policy CS9 – Protecting and enhancing Islington's built and historic environment

C) Development Management Policies June 2013

Policy DM2.1 – Design
Policy DM2.3 – Heritage
Policy DM2.7 – Telecommunications and Utilities
Policy DM7.2 – Energy Efficiency and Carbon Reduction in Minor Schemes

E) Site Allocations June 2013

Not Allocated

3. Designations

The site has the following designations under the London Plan 2021, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013:

- Highbury New Park Conservation Area

- Within 50m of Calabria Road and Canonbury Conservation Area
- Rail Land Ownership - National Rail Surface
- Rail Safeguarding - Channel Tunnel Rail Link
- Cycle routes (Local)
- Article 4 Direction (A1-A2)

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

The following SPGs and/or SPDs are relevant:

<u>Islington Local Development Plan</u>	<u>London Plan</u>
- Urban Design Guide 2017	- None
- Highbury New Park Conservation Area Design Guidelines (2002)	

5. Draft Local Plan Policies

- Policy PLAN1: Site appraisal, design principles and process
- Policy DH1: Fostering innovation and conserving and enhancing the historic environment
- Policy DH2: Heritage assets
- Policy ST3: Telecommunications, communications and utilities equipment

**APPENDIX 3: OFFICER'S REPORT TO PLANNING APPLICATIONS COMMITTEE 31
 MARCH 2015**
PLANNING COMMITTEE REPORT

 Development Management Service
 Planning and Development Division,
 Community Wealth Building.

PLANNING SUB COMMITTEE B		B1
Date:	15th December 2022	

Application number	P2022/2151/FUL
Application type	Full Planning Application
Ward	Highbury
Listed building	None
Conservation area	Highbury New Park Conservation Area Within 50m of Calabria Road and Canonbury Conservation Area
Development Plan Context	Rail Land Ownership - National Rail Surface Rail Safeguarding - Channel Tunnel Rail Link Cycle routes (Local) Article 4 Direction (A1-A2)
Licensing Implications	None
Site Address	Canonbury ATE, Highbury Grove, London N5 1HJ
Proposal	Installation of telecommunications equipment including 6No. Antennas (on 4No. new replacement tripods & support poles), 4No. Dishes, 2No. GPS Antennas, 5No. Equipment Cabinets and ancillary apparatus (following removal of existing equipment including 4No. Existing Antennas, 2No. Existing Cabinets, and Ancillary Apparatus)

Case Officer	Daniel Jeffries
Applicant	Cellnex
Agent	WHP Telecoms - Mr Tiernan Walsh

1. RECOMMENDATION

The Committee is asked to resolve to **GRANT** planning permission subject to the conditions set out in Appendix 1

2. SITE PLAN (SITE OUTLINED IN RED)



Image 1: Site Location Plan

3. PHOTOS OF SITE/STREET



Image 2 - Aerial View of Site



Image 3 – View of host building (left) from public highway of Highbury Grove, looking north



Image 4 – View of host building (right) from public highway of Highbury Grove, looking south

SUMMARY

- 3.1 The application seeks planning permission for the installation of telecommunications equipment comprising 6 x Antennas (on 4 x new replacement tripods and support poles), 4 x Dishes, 2 x GPS Antennas, 5 x Equipment Cabinets and ancillary apparatus to facilitate 5G coverage. This is following the removal of existing equipment including 4 x Existing Antennas, 2 x Existing Cabinets, and Ancillary Apparatus.
- 3.2 The application building is known as Canonbury ATE (Automatic Telephone Exchange) building, which is a three-storey brick building. The equipment would be at roof level, above the existing plant enclosure. The site is situated within the Highbury New Park Conservation Area and there are no statutory or locally listed buildings in the immediate vicinity of the site.
- 3.3 The main consideration in the assessment of the application relates to the planning balance between the impact of the proposals on the character and appearance of the conservation area and the public benefits of the proposal, as well as consideration of the amenities of surrounding occupiers.
- 3.4 The additional height and visual prominence of the proposal is considered to result in less than substantial harm to the wider conservation area. However, the proposals would deliver a public benefit by delivering improved electronic communication. Paragraph 114 of the NPPF (2021) states that *'Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning Policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections'*.
- 3.5 Paragraph 202 of the NPPF states *'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'*. In this case, there is public benefit derived from the overall objective to improve electronic communication and the resulting fast and ubiquitous access to the internet from mobile and fixed devices. In accordance with the NPPF, it is considered that given the less than substantial harm impact the replacement equipment will have on the setting of the surrounding heritage assets, the public benefits outweigh this harm. Appropriate weight in accordance with the statutory duties of Section 72 have been applied to "preserve" the heritage asset.
- 3.6 The proposals would not be considered to cause harm to the amenities of neighbouring properties.
- 3.7 For the above reasons the recommendation to Committee is to resolve to grant permission subject to planning conditions.
- 3.8 It is concluded that the development accords with all relevant development plan policies, as listed in Appendix 2.

4. SITE AND SURROUNDING

- 4.1 The application site is the rooftop of the Telephone Exchange building at Canonbury ATE (Automatic Telephone Exchange) also known as 1-3 Highbury Grove. The Telephone Exchange is a three-storey detached building with existing telecommunications equipment located centrally on the rooftop. The site is located within the Highbury New Park Conservation Area, and immediately adjacent to the Calabria Road Conservation Area. The property is not a Listed Building.

5. PROPOSAL (IN DETAIL)

5.1 The application proposes to replace various pieces of telecommunications equipment on the roofspace at the Canonbury ATE building, with the Planning Statement confirming that the current proposal provides the necessary equipment upgrades and additional capacity to the 2G, 3G and 4G and 5G network.

5.2 The Planning Statement confirms that the following equipment would be installed:

- 6No. Antennas (on 4No. new replacement tripods & support poles)
- 4No. Dishes
- 2No. GPS Antennas
- 5No. Equipment Cabinets
- All other ancillary apparatus (including mast head amplifiers (MHA), break-out box (BOB) testing devices, remote radio units (RRU) annotated on the drawings).

5.3 The proposed equipment would be located to the roof of the host building. The host building measures 14.26m at parapet level. The equipment would be located above the existing plant enclosure which measures 3m in height, and is located centrally within the roof, with the proposed equipment measuring 6.5m. The maximum height of the proposal would be 23.5m above ground floor level.

5.4 The proposal would replace existing telecommunications equipment including the following:

- 4No. Existing Antennas
- 2No. Existing Cabinets
- Other Ancillary Apparatus (including mast head amplifiers (MHA), break-out box (BOB) testing devices, remote radio units (RRU) annotated on the drawings)

5.5 The submitted Planning Statement confirming that the existing installation currently in situ is not structurally capable of supporting the required upgrade technologies, as the existing steelworks are not currently designed to fit all the required equipment within the same structure. As such the development before the Council is to swap out the existing tripods and supports with new tripods with support poles and new ancillary apparatus (including mast head amplifiers (MHA), break-out box (BOB) testing devices, remote radio units (RRU) annotated on the drawings).

6. RELEVANT HISTORY

PLANNING APPLICATIONS:

Application Number	Development Description	Decision	Decision Date
P2020/1916/PRA	Prior Approval (Telecommunications) for replacement of 1No existing rooftop equipment cabinet with 2 no. new equipment cabinets.	Prior approval required approved	10/09/2020
P2016/2670/PRA	Prior Approval determination for the installation of electronic communications apparatus including: 3no. antenna on the rooftop together with cabinet and ancillary infrastructure.	Prior approval required approved	05/09/2016

P2013/0614/FUL	Replacement of three existing rooftop aerials with three new smaller sized aerials at the same height and bearing, together with the installation of a new controlling equipment cabinet of 0.48m x 0.6m x 1.6m (h) on existing rooftop support grillage with associated feeder cables and ancillary development thereto.	Approved	12/06/2013
P080836	Relocation of existing radio equipment housing on the roof	Approved	11/12/2008
P062401	Installation of louvre into existing window opening on ground floor, west elevation.	Approved	18/12/2006
P040973	Installation of three louvres into glazed windows on ground floor east elevation (facing Highbury Grove).	Refused	18/06/2004
P030323	Installation of telecommunications antennae, equipment housing and ancillary development at roof level.	Refused (Appeal Withdrawn)	18/02/2004 (04/05/2006)
P012504	Installation of three dual polar antenna on tripod mounted poles and one equipment cabin on the roof.	Prior Approval Required - Refused	24/01/2002
P010373	Installation of telecommunications system on roof and electrical meter cabinet on forecourt.	Prior Approval not required	04/04/2001
931772	Installation of 0.9m diameter satellite dish on roof.	Approved	03/03/1994
890622	Alterations in connection with installation of additional chiller plant.	Approved	23/06/1989
880047	Elevational alterations to front and side	Approved	29/06/1988

RELEVANT SURROUNDING HISTORY

P031059	<u>Highbury Grove Court, Highbury Grove, Islington, London, N5 2NG</u> Installation of telecommunications radio base station on the roof.	Prior Approval required - Approved	30/05/2003
P032493	<u>Highbury Grove Court, Highbury Grove, Islington, London, N5 2NG</u> Erection of 2 pole mounted antennas, 1 equipment cabinet and associated ancillary equipment.	Prior Approval required - Approved	11/12/2003
P032538	<u>Highbury Grove Court, Highbury Grove, Islington, London, N5 2NG</u> Erection of one additional pole mounted antenna on existing pole structure, one additional equipment cabin and associated ancillary equipment.	Prior Approval required - Approved	11/12/2003

P043009	<u>Highbury Grove Court, Highbury Grove, Islington, London, N5 2NG</u> Development of a radio base station consisting of 3 x 1.7m antennae, 2 x 0.3m transmission dishes and radio equipment housing.	Prior Approval required - Approved	25/02/2005
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7. CONSULTATION

Public Consultation

- 7.1 Letters were sent to occupants of 110 adjoining and nearby properties on St Paul's Road, Calabria Road, Highbury Grove, on the 11th August 2022, and site and press adverts were displayed. The second round of public consultation of the application therefore expired on 4th September 2022. 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 writing this report **5 objections** had been received. The points raised within the representations are summarised below (*with reference to which sections of this report address those particular concerns in brackets*).

Design

- Increased visual prominence and impact on the conservation area.
(Paragraphs 9.2 to 9.30)

External Consultees

- 7.3 None

Internal Consultees

- 7.4 Environmental Health Pollution (Acoustic) Officer: Confirmed that the proposed equipment are not typically high noise generating installations and that they have no objections.
- 7.5 Conservation and Design Officer: Raised concerns regarding the visual appearance and prominence of the increase in rooftop telecommunications equipment in a conservation area.
- 7.6 Public Health:

Public Health Islington Council takes the health, wellbeing and safety of its residents very seriously. Having due regard to an assessment of the available national and international scientific evidence and current national guidance for the installation of telecommunications infrastructure, including masts, we do not consider that the deployment of 5G poses a threat to the health and safety of our residents. This position is consistent with the latest guidance from Public Health England (PHE), the statutory body responsible for protecting the nation from public health hazards. Radiofrequency electromagnetic field exposures include exposures to radio waves produced by Wi-Fi equipment, smart meters and mobile phone base stations. PHE guidance on this matter was last updated in May 2019. Extensive research has been conducted for many years on the impact of exposure to radio waves on health. This research has been examined by groups of UK and international independent experts, and their

conclusions from this accumulated evidence is that adverse health effects are unlikely to occur if exposures are below the levels set in current standards. The management of telecommunications is governed by national and international legislation and guidance, with installations needing to comply with the limitations imposed by the International Commission on Non-Ionising Radiation Protection (ICNIRP). These instruct that the design and placement of sites must ensure that exclusion zones are either in areas that individuals cannot enter (for example in inaccessible clear space adjacent to a rooftop) or be signposted and in a controlled area. Moreover, emissions surveys and audits of similar existing telecommunications installations have found that the levels of all types of radio frequency transmissions found near to mobile phone base stations remain hundreds or even thousands of times lower than the permissible limits set by ICNIRP.

- The applicant for this particular planning application has provided a declaration of conformity with ICNIRP guidelines. Moreover, the National Planning Policy Framework is explicit in that local planning authorities must determine applications for telecommunications equipment on planning grounds only. Local planning authorities cannot set health safeguards that are different to the International Commission's guidelines. This link (<https://www.gov.uk/government/publications/mobile-phone-basestations-radio-wavesand-health/mobile-phone-base-stations-radio-waves-and-health>) includes detailed information on exposure guidelines and health-related evidence and reviews. PHE continues to monitor the latest scientific evidence on this topic and update its advice, and Islington Council will regularly review its position in light of the latest available evidence and national guidance on the health impacts of mobile phone installations. For your reference, I set out below some further background scientific and technical references. A general overview of High Frequency Electro-Magnetic Frequency, 100Khz to 300Ghz (HF EMF), can be found here. With all the telecoms installations in the borough, operators must ensure that all equipment is ICNIRP (International Committee on Non-Ionising Radiation Protection) compliant, as stated in the Department for Communities and Local Government's National Planning Policy Framework (<https://www.gov.uk/government/publications/national-planning-policyframework--2>).
- Radio base stations and handsets use Electromotive Force (EMF) to transfer information and make mobile phone communications possible. EMFs are used for television and radio transmissions, by the police, fire and ambulance services, by taxi firms and public utilities. EMFs are also used for a wide range of personal and commercial equipment from electronic car keys, Wi-Fi equipment and baby monitoring devices to shop security tag systems. They are also produced by household electrical appliances like fridges, vacuum cleaners or electric shavers. □ In terms of health concerns regarding installations of this type, mobile phones and devices are new but the technology is not, and research has been ongoing in this area for almost 75 years. After a thorough review of the available scientific findings, the World Health Organization (WHO) reported: "To date, the only health effect from radiofrequency (RF) fields identified in scientific reviews has been related to an increase in body temperature (> 1 °C) from exposure at very high field intensity found only in certain industrial facilities, such as RF heaters. The levels of RF exposure from base stations and wireless networks are so low that the temperature increases are insignificant and do not affect human health" [Source: World Health Organisation, Fact Sheet 304, Base stations and wireless technologies, 2006]. In addition, the WHO notes that "Based on a recent in-depth review of the scientific literature, the WHO concluded that current evidence does not confirm the existence of any health consequences from exposure to low level electromagnetic fields" (<http://www.who.int/peh-emf/about/WhatisEMF/en/index1.html>).
- The Advisory Group on Non-ionising Radiation summarised that: "...although a substantial amount of research has been conducted in this area, there is no

convincing evidence that RF field exposure below guideline levels causes health effects in adults or children.” [Health Effects from Radiofrequency Electromagnetic Fields – RCE 20, 2012].

- In addition, the report ‘Recent Research on EMF and Health Risk – Tenth report from SSM’s Scientific Council on Electromagnetic Fields, 2015’ notes that: “new studies on adult and childhood cancer with improved exposure assessment do not indicate any health risks for the general public related to exposure from radiofrequency electromagnetic fields from far-field sources, such as base stations and radio and TV transmitters.
- Radio base stations are designed to comply with the stringent, precautionary public exposure guidelines set out by ICNIRP (International Commission on Non-Ionizing Radiation Protection).
- These guidelines have been developed following a thorough review of the science including both thermal and non-thermal effects. UK radio base station installations have been surveyed by independent bodies and found to be hundreds, and sometimes thousands, of times below these guidelines. When ICNIRP reviewed their guidelines in 2009 they concluded: “ICNIRP reconfirms the 1998 basic restrictions in the frequency range 100 kHz–300 GHz until further notice.” [Source: ICNIRP statement on the “Guidelines for limiting exposure to time-varying electric, magnetic and electromagnetic fields (up to 300 GHz)”] (As above, these guidelines are currently being revised, with consultation having been undertaken in July to October 2018 and the results being collated at the moment.)

8. RELEVANT STATUTORY DUTIES & DEVELOPMENT PLAN CONSIDERATIONS & POLICIES

8.1 Islington Council (Planning Sub-Committee B), in determining the planning application has the following main statutory duties to perform:

- To have regard to the provisions of the development plan, so far as material to the application and to any other material considerations (Section 70 Town & Country Planning Act 1990);
- To determine the application in accordance with the development plan unless other material considerations indicate otherwise (Section 38(6) of the Planning and Compulsory Purchase Act 2004) (Note: that the relevant Development Plan is the London Plan and Islington’s Local Plan, including adopted Supplementary Planning Guidance.) and;
- As the development is within close proximity to a conservation area(s), the Council also has a statutory duty in that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area (s72(1)).

8.2 National Planning Policy Framework (NPPF): Paragraph 10 states: ‘at the heart of the NPPF is a presumption in favour of sustainable development’.

8.3 The National Planning Policy Framework 2021 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

- 8.4 Since March 2014 Planning Practice Guidance for England has been published online.
- 8.5 In considering the planning application account has to be taken of the statutory and policy framework, the documentation accompanying the application, and views of both statutory and non-statutory consultees.
- 8.6 The Human Rights Act 1998 incorporates the key articles of the European Convention on Human Rights into domestic law. These include:
- Article 1 of the First Protocol: Protection of property. Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law.
 - Article 14: Prohibition of discrimination. The enjoyment of the rights and freedoms set forth in this Convention shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth, or other status.
- 8.7 Members of the Planning Sub-Committee B must be aware of the rights contained in the Convention (particularly those set out above) when making any Planning decisions. However, most Convention rights are not absolute and set out circumstances when an interference with a person's rights is permitted. Any interference with any of the rights contained in the Convention must be sanctioned by law and be aimed at pursuing a legitimate aim and must go no further than is necessary and be proportionate.
- 8.8 The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. The Committee must be mindful of this duty inter alia when determining all planning applications. In particular, the Committee must pay due regard to the need to:
- (1) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
 - (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
 - (3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it

National Guidance

- 8.9 The National Planning Policy Framework 2021 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

- 8.10 The Development Plan is comprised of the London Plan 2021, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013. The policies of the Development Plan are considered relevant to this application and are listed at Appendix 2 to this report.

Emerging Policies

Draft Islington Local Plan 2019

8.11 The Regulation 19 draft of the Local Plan was approved at Full Council on 27th June 2019 for consultation and subsequent submission to the Secretary of State for Independent Examination. From 5 September 2019 to 18 October 2019, the Council consulted on the Regulation 19 draft of the new Local Plan. Submission took place on 12 February 2020. As part of the examination consultation on pre-hearing modifications took place between 19 March and 9 May 2021. The Examination Hearings took place between 13 September and 1 October 2021. The Council consulted on the main modifications to the plan from 24 June 2022 to 30 October 2022.

8.12 In line with the NPPF, Local Planning Authorities may give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

Given the advanced stage of the draft plan and the conformity of the emerging policies with the Framework it is considered that the policies can be afforded moderate to significant weight depending on the significance of objections to main modifications.

8.13 Emerging policies that are relevant to this application are set out in below:

- Policy PLAN1: Site appraisal, design principles and process
- Policy DH1: Fostering innovation and conserving and enhancing the historic environment
- Policy DH2: Heritage assets
- Policy ST3: Telecommunications, communications and utilities equipment

5.32 Designations

8.14 The site has the following designations under the London Plan 2021, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013:

- Highbury New Park Conservation Area
- Within 50m of Calabria Road and Canonbury Conservation Area
- Rail Land Ownership - National Rail Surface
- Rail Safeguarding - Channel Tunnel Rail Link
- Cycle routes (Local)
- Article 4 Direction (A1-A2)

Supplementary Planning Guidance (SPG) / Document (SPD)

8.15 The SPGs and/or SPDs which are considered relevant are listed in Appendix 2.

9. ASSESSMENT

9.1 The main issues arising from this proposal relate to:

- Design, conservation and heritage
- Neighbouring amenity

Design and Conservation

- 9.2 The application proposes to replace various pieces of telecommunications equipment on the roofspace at the Canonbury ATE building. The site is located within the Highbury New Park Conservation Area and is adjacent to the Calabria Road Conservation Area and within 50m of Canonbury Conservation Area. The following Map indicates the location of the building along with conservation area boundaries.

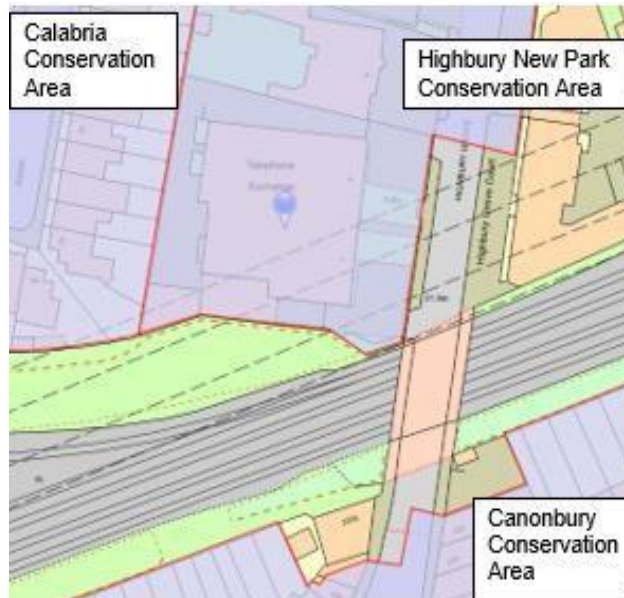


Image 5: Map showing proximity of conservation areas to existing site

- 9.3 Therefore, in accordance with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, in assessing the proposals hereby under consideration, special attention is required to be paid to the desirability of preserving or enhancing the character and appearance of the setting of these heritage assets.
- 9.4 In terms of the acceptability of the proposal in design terms, the advice found within the Islington Urban Design Guide 2017, the Highbury New Park Conservation Area Design Guidelines should be used in its assessment.
- 9.5 London-wide planning policies relevant to design and conservation are set out in Chapter 3 of the London Plan, and the Mayor of London's Character and Context SPG is also relevant. At the local level, Policies CS8 and CS9 of Islington's Core Strategy (CS) 2011 and Policy DM2.1 of Islington's Development Management Policies 2013 accord with the National Planning Policy Framework (NPPF) in seeking to sustain and enhance Islington's built environment. Taken together, they seek to ensure that proposed development responds positively to existing buildings, the streetscape and the wider context, including local architecture and character, surrounding heritage assets, and locally distinctive patterns of development.
- 9.6 Chapter 10 of the NPPF, within paragraphs 114 to 118, provides advice in relation supporting high quality communications. Paragraph 114 states that:
- 9.7 *Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections. Policies should set out how high quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and*

new developments (as these connections will, in almost all cases, provide the optimum solution). Paragraph 115 of the NPPF states that:

The number of radio and electronic communications masts, and the sites for such installations, should be kept to a minimum consistent with the needs of consumers, the efficient operation of the network and providing reasonable capacity for future expansion. Use of existing masts, buildings and other structures for new electronic communications capability (including wireless) should be encouraged. Where new sites are required (such as for new 5G networks, or for connected transport and smart city applications), equipment should be sympathetically designed and camouflaged where appropriate.

9.8 Paragraph 116 of the NPPF states that:

Local planning authorities should not impose a ban on new electronic communications development in certain areas, impose blanket Article 4 directions over a wide area or a wide range of electronic communications development, or insist on minimum distances between new electronic communications development and existing development. They should ensure that:

- a) they have evidence to demonstrate that electronic communications infrastructure is not expected to cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest; and*
- b) they have considered the possibility of the construction of new buildings or other structures interfering with broadcast and electronic communications services.*

9.9 Paragraphs 5.189 to 5.191 of the Islington Urban Design Guide provides advice in relation to telecommunications equipment, advising that *particular care needs to be taken with mobile phone/telecommunication masts to ensure their size, height and positioning does not dominate the surrounding public realm. Where it will not have a detrimental impact on performance, they should be located where they are largely obscured from the surrounding public realm and do not impact adversely upon the skyline from longer views.*

9.10 Paragraph 197 of the NPPF advises that

In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

9.11 Paragraphs 199 to 204 of the NPPF (2021) deals specifically with harm to the significance of a designated heritage asset and whether this harm is substantial or less than substantial. In cases where the harm is less than substantial harm, this should be weighed against the public benefits of the proposal.

9.12 Policy CS9 of Islington's Core Strategy (CS) 2011 and Policy DM2.1 of Islington's Development Management Policies 2013 accord with the National Planning Policy Framework (NPPF) in seeking to sustain and enhance Islington's built environment. Taken together, they seek to ensure that proposed development responds positively to existing buildings, the streetscape and the wider context, including local architecture and character, surrounding heritage assets, and locally distinctive patterns of development.

- 9.13 Policy DM2.3 states that Islington's historic environment is an irreplaceable resource, and the council will ensure that the borough's heritage assets are conserved and enhanced in a manner appropriate to their significance.
- 9.14 Development Management Policy DM2.7 states that telecommunications and utilities equipment will only be permitted where they are sited and designed to minimise their visual impact, do not have a detrimental effect upon the character or appearance of the building or area, innovative design and technological solutions have been explored to minimise visual impact, and there is no reasonable possibility of sharing facilities.
- 9.15 The Highbury New Park Conservation Area Design Guidelines advises that (para. 15.7 part (iv)) that *the Council is opposed to the erection of plant rooms, air conditioning units and other services including water tanks and radio or satellite equipment at roof level where this can be seen from street level or public space, including long views from side streets.*

Assessment of Proposal

- 9.16 The Canonbury ATE is a 3-storey building to the west of Highbury Grove. There are already various pieces of similar telecommunications equipment positioned on the roof space at the host building in the same location as that of the proposed equipment, being located above the existing plant enclosure.
- 9.17 The surrounding area is predominately residential with a built form that is formed of terraces to the west (along Calabria Road) or rows of semi-detached residential properties or blocks of flats (along Highbury Grove).
- 9.18 The development proposes to replace the existing equipment on the roofspace with new telecommunications equipment, including that which can facilitate 5G mobile communication. The replacement equipment will be situated in the same location within the roof above the existing plant enclosure located centrally within the building.

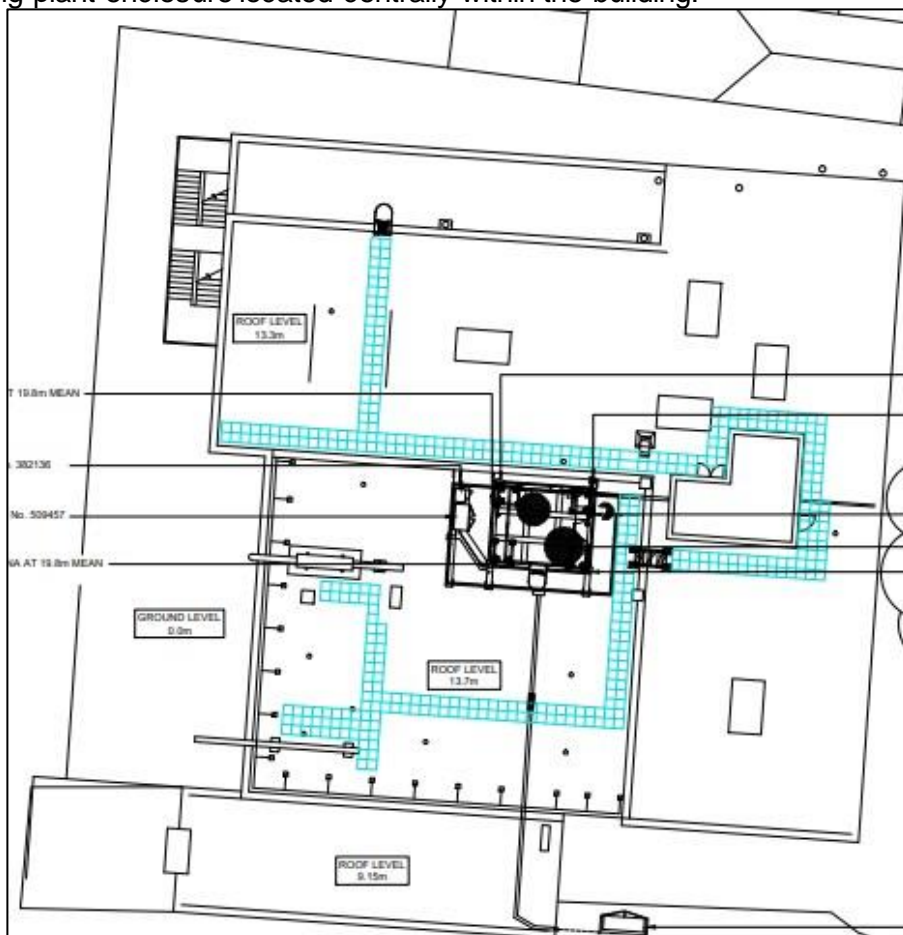
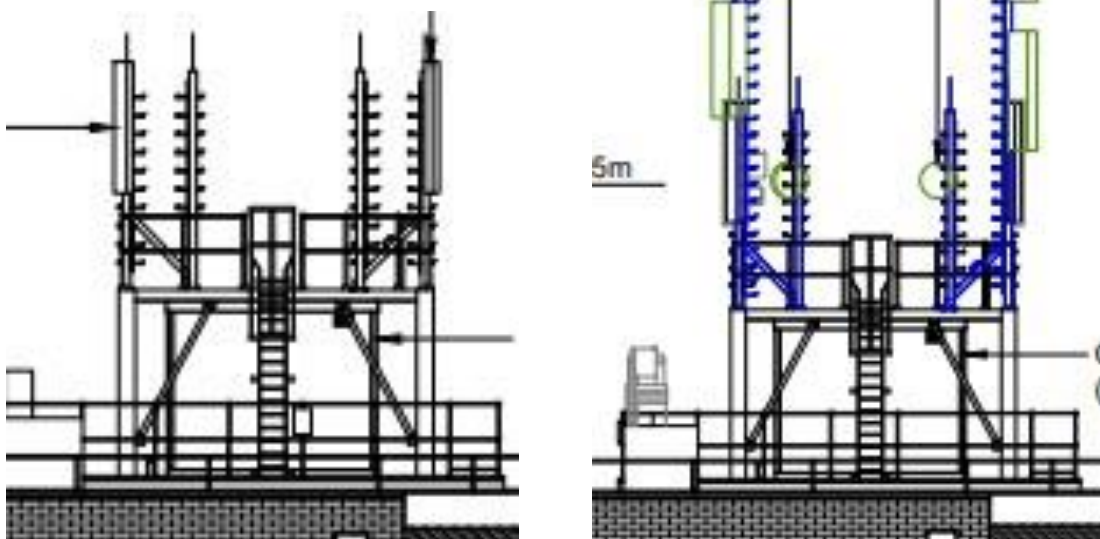


Image 6: Existing Site Plan



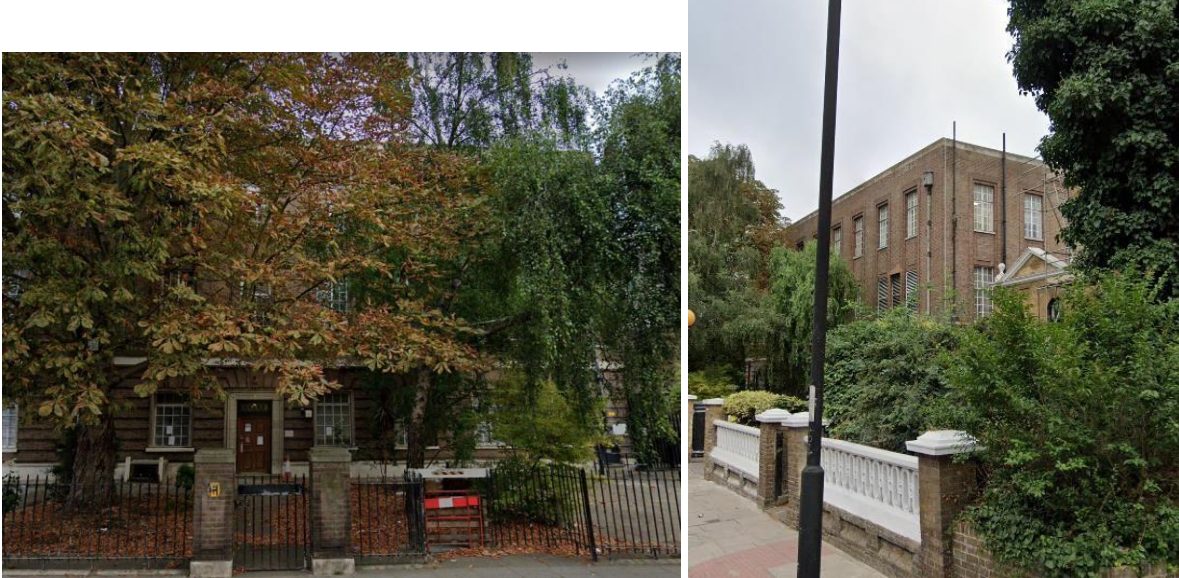
Image 7: Proposed Site Plan

9.19 The proposed equipment would be larger in height than the existing equipment to be removed. The existing building, including the roof level equipment, has a maximum height of 21m above ground floor level, and the existing equipment measures 4m above the plant enclosure (which is 3 metres in height). The proposal would result in the existing building, together with the proposal having a maximum height of 23.5m, with the proposed equipment measuring 6.5m. Therefore, the proposal would result in an increase in height of 2.5m in comparison to the existing equipment.



Images 9 and 10: Existing (left) and Proposed (right) equipment

- 9.20 Whilst the principle of telecommunications equipment is considered to have been established as acceptable, with the existing building having telecommunications equipment at roof level, with the planning history confirming some existence of equipment since 1993. However, given the increase in height it is important to assess the impact of this increase in terms of the impact on visual appearance and historic character of the host building.



Images 11 and 12: Street view photos facing west (left) and south west (right) towards host building

- 9.21 As shown in the images above, the existing equipment is not visible from either immediately to the west or to the north of Highbury Grove, due to the central location of the equipment on the existing roofspace and the buildings relationship with other buildings and trees. The additional height of the proposed equipment is not considered to result in the equipment being more prominent nor immediately visible from these locations.
- 9.22 However, the existing equipment is visible from the south of Highbury Grove, adjacent to the junction with St Paul's Road. Therefore, the proposed equipment, which is taller, would also be visible from this location. The additional height and size of the equipment is considered to be more visually prominent than the existing situation.



Image 13: Street view photo facing north west facing towards host building

- 9.23 The proposal is considered to result in harm to the visual appearance and historic character of the host building and wider conservation area. Given the location of existing telecommunications structures on the property in the same location, the level of harm to the setting of the heritage assets as a result of the proposal is considered to be less than substantial. However, as advised by paragraph 202 *where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.* Therefore, it is important to assess the public benefits of the scheme.

Public Benefits

- 9.24 Paragraph 114 of the NPPF states that *“Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections”.*
- 9.25 Paragraph 115 of the NPPF 2021 states that *“Where new sites are required (such as for new 5G networks, or for connected transport and smart city applications), equipment should be sympathetically designed and camouflaged where appropriate”.*
- 9.26 Paragraph 116 of the NPPF 2021 states that local planning authorities should not impose a ban on new electronic communications development in certain areas, impose blanket Article 4 directions over a wide area or a wide range of electronic communications development, or insist on minimum distances between new electronic communications development and existing development. They should ensure that: a) they have evidence to demonstrate that electronic communications infrastructure is not expected to cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest; and b) they have considered the possibility of the construction of new buildings or other structures interfering with broadcast and electronic communications services
- 9.27 As demonstrated in the preceding section, the proposals would result in less than substantial harm to the character and appearance of the Whitehall Park Conservation Area. It is considered that the public benefit of next generation communications infrastructure (5G) is a significant public benefit to justify the proposed replacement equipment in the conservation

area. In accordance with section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in assessing the proposal hereby under consideration, special regard has been paid (and great weight given to “doing no harm”) to the desirability of preserving or enhancing the character or appearance of the surrounding conservation areas. In this instance there are several mitigating factors to consider: the existing situation, the height and scale of the existing building, limiting public views to the equipment at roof level, over and above the existing situation as well as the strong government support within the updated NPPF (2021) for increased provision of 5G infrastructure across London.

- 9.28 The benefits of the proposal, including efforts to improve wireless internet infrastructure and the resulting fast and ubiquitous access to the internet from mobile and fixed devices is considered to weigh heavily in the planning balance. The proposals would not be visible from immediately to the west and north, being more visible from the south along Highbury Grove. Whilst visible from limited points within the surrounding conservation areas, the design of the proposals and their siting are for the purpose of achieving maximum efficiency.
- 9.29 The public benefits of improved mobile infrastructure are considered to outweigh any perceived visual harm that may be realised from the additional equipment proposed and increased height. It is Officer's opinion that the less than substantial harm to the visual appearance and historic character of the setting of the heritage assets of the Highbury New Park Conservation Area and the nearby Calabria Road and Canonbury Conservation Areas and that there are tangible public benefits as a result of the development. Consequently, on balance the application is assessed as being acceptable in this instance.
- 9.30 As such, the proposal is considered to be compliant with policies D1, D3 and HC1 of London Plan (2021), CS8 and CS9 of Islington Core Strategy (2011) and DM2.1 and DM2.3 of Development Management (2013), and the design advice found within the Islington Urban Design Guide (2017) and Highbury Fields Conservation Area Design Guidelines.

Neighbouring Amenity

- 9.31 Policy DM2.1Ax of the Islington Development Management Policies, which requires developments to provide a good level of amenity, including consideration of noise, disturbance, hours of operation, vibration, pollution, overshadowing, overlooking, privacy, sunlight and daylight, over-dominance, sense of enclosure and outlook.
- 9.32 Paragraph 118 of the Framework states that the need for the telecommunication system should not be questioned, nor should health safeguards be determined if the proposal meets International Commission guidelines for public exposure.
- 9.33 The increase in telecommunications equipment on the roofspace does not raise any adverse issues in terms of impacting neighbouring amenity with regard to noise, disturbance, outlook, sense of enclosure or loss of daylight and sunlight. The equipment is low sound generating, designed to be in full compliance with ICNIRP and sufficiently separated from nearby residential accommodation to not cause any disturbance.

Health Risks

- 9.34 Paragraph 118 of the National Planning Policy Framework states that Local authorities must determine applications on planning grounds only. They should not question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure.
- 9.35 The plans submitted by Cellnex have provided a declaration that the proposal has been designed to be in full compliance with the requirements of the radio frequency (RF) public exposure guidelines of the International Commission on Non-Ionizing Radiation Protection (ICNIRP), and the EU Council recommendation of 12 July 1999* "on the limitation of exposure

of the general public to electromagnetic fields (0 Hz to 300 GHz)" in all areas legitimately accessible to the public.

- 9.36 Public Health consider that the risks from EMF are low and that the deployment of 5G does not pose a threat to the health and safety of residents. Overall, it is considered that the electromagnetic radiation emitted by the proposed antennas would comply with ICNIRP Guidelines. As a result, it is considered that the proposed installation of antennas on the roof of Canonbury ATE would not pose a risk to Public Health.

Conclusion

- 9.37 The proposal is considered to be acceptable, and it is recommended that the application be approved subject to conditions.

APPENDIX 1 – RECOMMENDATIONS

6. RECOMMENDATION A

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

List of Conditions:

1	IMPLEMENTATION PERIOD
	<p>CONDITION: The development hereby permitted shall be begun not later than 29th March 2021.</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>
2	APPROVED PLANS LIST
	<p>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>166672-06-000-MD015/15.A (Existing Site Plan), 166672-06-002-MD015/15.A (Existing East Elevation), 166672-06-002-MD015/15.A (Existing South Elevation), 166672-06-002-MD015/15.A (Existing West Elevation), 166672-06-002-MD015/15.A (Existing North Elevation), 166672-06-100-MD015/15.A (Proposed Site Plan), 166672-06-150-MD015/15.A (Proposed East Elevation), 166672-06-150-MD015/15.A (Proposed South Elevation), 166672-06-150-MD015/15.A (Proposed West Elevation), 166672-06-150-MD015/15.A (Proposed North Elevation), 166672-06-150-MD015/15.A (Proposed Antenna / PRU Plan), Cellnex Declaration of conformity dated 18th May 2022, Cellnex Town Planning Statement dated May 2022, 222470 - Cellnex – Copy of Developers Notice Letter, Cellnex Consultation Plan, Cellnex - 5G - Helping to tackle climate change, Cellnex - 5G Health and Safety, General Background Information for Telecommunications Development Document, Cellnex - 5G Technical Considerations, Cellnex - Delivering Ultra Fast Broadband Mobile Connectivity, Cellnex Cover Letter ref. 222470 dated 31/05/22, Collaborating for Digital Connectivity Letter dated 07/03/19, Health and Mobile Phone Base Stations Document 2014, 166672/00-004-ML003 Rev3 (Location Plan), Additional Supporting Addendum Document received 19/04/23.</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>

APPENDIX 2: RELEVANT POLICIES

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

1 National Guidance

The National Planning Policy Framework 2021 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 2021, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013. The following policies of the Development Plan are considered relevant to this application:

A) The London Plan 2021 - Spatial Development Strategy for Greater London

Policy D1 London's form, character and capacity for growth
Policy D4 Delivering good design
Policy HC1 Heritage conservation and Growth
Policy ST3: Telecommunications, communications, and utilities equipment

B) Islington Core Strategy 2011

Policy CS8 – Enhancing Islington's character
Policy CS9 – Protecting and enhancing Islington's built and historic environment

C) Development Management Policies June 2013

Policy DM2.1 – Design
Policy DM2.3 – Heritage
Policy DM2.7 – Telecommunications and Utilities
Policy DM7.2 – Energy Efficiency and Carbon Reduction in Minor Schemes

E) Site Allocations June 2013

Not Allocated

3. Designations

The site has the following designations under the London Plan 2021, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013:

- Highbury New Park Conservation Area
- Within 50m of Calabria Road and Canonbury Conservation Area
- Rail Land Ownership - National Rail Surface
- Rail Safeguarding - Channel Tunnel Rail Link
- Cycle routes (Local)
- Article 4 Direction (A1-A2)

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

The following SPGs and/or SPDs are relevant:

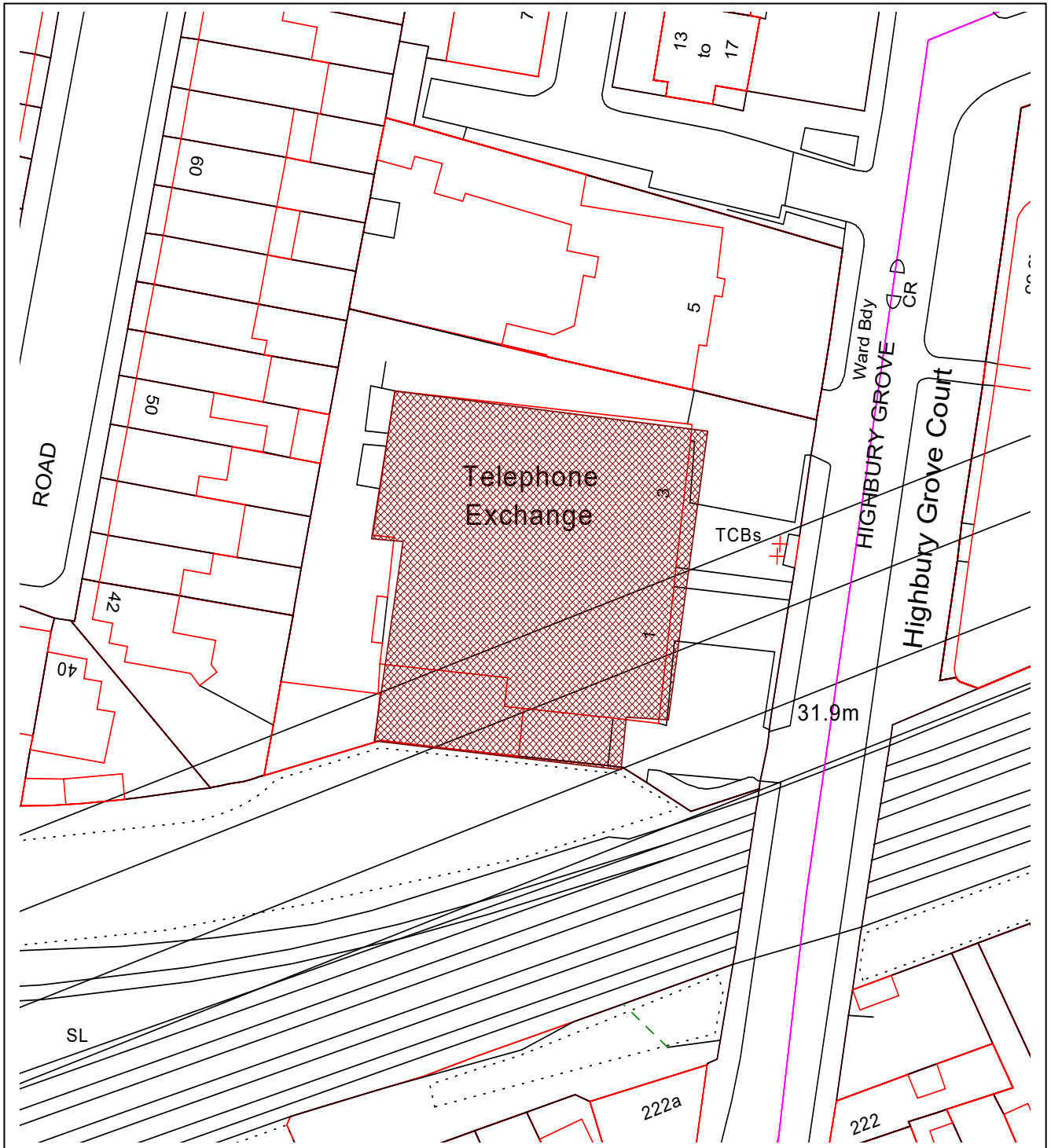
<u>Islington Local Development Plan</u>	<u>London Plan</u>
- Urban Design Guide 2017	- None
- Highbury New Park Conservation Area Design Guidelines (2002)	

5. **Draft Local Plan Policies**

- Policy PLAN1: Site appraisal, design principles and process
- Policy DH1: Fostering innovation and conserving and enhancing the historic environment
- Policy DH2: Heritage assets
- Policy ST3: Telecommunications, communications and utilities equipment

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ISLINGTON



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PLANNING COMMITTEE REPORT

Development Management Service
Planning and Development Division
Community Wealth Building Department

PLANNING SUB COMMITTEE B		AGENDA ITEM
Date:	13 th June 2023	

Application number	P2021/2840/FUL
Application type	Full Planning Application
Ward	Tufnell Park
Listed building	N/A
Conservation area	Mercers Road/Tavistock Terrace Conservation Area
Development Plan Context	Core Strategy Key Area (Nag's Head & Upper Holloway Road) Conservation Area (Mercers Road/Tavistock Terrace Area) Local Cycle Route Strategic Cycle Route Within 100m of TLRN Road Article 4(2) (Mercers Road/Tavistock Terrace Conservation Area) Article 4 Direction (A1-A2 / Rest of Borough)
Licensing Implications	N/A
Site Address	Land adjoining Collingwood House, Mercers Road, N19 4PJ
Proposal	Proposed redevelopment of existing car park by constructing 6x two storey plus basement mews houses (3 x 2 bed, 4 person and 3 x 3 bed, 5 person units) together with landscaping, cycle parking, vehicle parking and associated works.

Case Officer	Jake Shiels
Applicant	Mercers Mews Limited
Agent	Savills (UK) Ltd - Ms Mia Scaggiante

1. RECOMENDATION

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

1. subject to the conditions set out in Appendix 1.
2. subject to the prior completion of a legal agreement under section 106 of the Town and Country Planning Act 1990 securing the heads of terms as set out in Appendix 1;

2. SITE PLAN (site highlighted in red)



Image 1: Site Plan

3. PHOTOS OF SITE



Image 2: Aerial image of the site in a westerly direction



Image 3 and 4: Vehicular access and eastern part of car park



Image 5 and 6: View of southern boundary and eastern part of car park



Image 7: Aerial view of western car park

4. SUMMARY

- 4.1 The proposal seeks planning permission for the redevelopment of the existing car park to construct 6x two storey plus basement mews houses (3 x 2 bed, 4 person and 3 x 3 bed, 5 person units) together with landscaping, cycle parking, vehicle parking and associated works.
- 4.2 The proposed dwellings are arranged to the west and east of Collingwood House. This results in the *East Mews* containing 3 x 2-bedroom 4 person units (House 1-3) and the *West Mews* containing 3 x 3-bedroom 5 person units (House 4-6). Each dwelling has a rear private amenity space at ground level, with terrace spaces at first floor.
- 4.3 The site would be re-landscaped with new hardstanding for access areas and laid to lawn grass for rear private amenity. A number of trees are proposed to be removed within the site, however a new landscaping plan for replacement and new planting along the southern boundary is proposed.
- 4.4 The proposal is considered to be acceptable in design terms, subject to conditions, and would not result in harm to the character or appearance of the local area and conservation area. The proposal has been reduced from 8 to 6 units from the originally withdrawn application and former pre-application proposal to retain a 2-storey mews character within this backland location. The proposed residential buildings are considered acceptable in design terms subject to conditions and would comply with Policies CS8 and CS9 of Islington's Core Strategy (CS) 2011, Policies DM2.1 and DM2.3 of Islington's Development Management Policies 2013 and London Plan 2021 policies D3 and D4 as well as accord with the National Planning Policy Framework (NPPF) 2021.
- 4.5 The proposed residential buildings are not considered to adversely impact the residential amenity of adjacent residential properties in line with policy DM2.1 of the Development Management Policies 2013 being designed, orientated and setback in a way from adjacent residential buildings. The proposal accords with policies DM2.1.
- 4.6 The proposed residential units would provide an acceptable level of accommodation, complying with policy CS12 (meeting the housing challenge) of Islington Council's Core Strategy 2011, Islington's Development Management Policy DM3.4, policy D6 (Housing quality and standards) of the London Plan 2021, Technical Housing Standards- Nationally Described Space Standards (March 2015) and the NPPF 2021. The proposal has reduced its massing and scope and has now overcome the previous concerns in this regard following the submission of amended plans.
- 4.7 The full required affordable housing contribution of £300,000 has been secured in line with policy CS12 Part G and the Council's Affordable Housing Small Sites SPD (2012) and the proposed arrangements to minimise emissions through evidence in the submitted Sustainable Design & Construction Statement and through carbon offsetting contributions (£9,000 contribution agreed) is considered to be an improvement over the environmental quality of the existing site, and is therefore in line with policy DM7.1.
- 4.8 The application is referred to the Planning Sub-committee due to the public interest in the application and the number of objections received during the application process.

5. SITE AND SURROUNDING

- 5.1 The site is located in close proximity to the junction of Mercers Road and Holloway Road and is located on the south side of Mercers Road via a single vehicular access. The site currently contains a large area of hardstanding consisting of an area of just over 1,500sq.m which serves as ancillary car parking for Collingwood House. Collingwood House itself was built between 1948 and 1951 and is not statutorily or locally listed. The site is located within the Mercers

Road/Tavistock Terrace Conservation Area, as well as the Nag's Head and Holloway Road Core Strategy Key Area.

- 5.2 The site wraps around the eastern, southern and part of the western flank walls of Collingwood House which is a four-storey mixed use building with a Pure Gym at ground, first floor and part second floor with residential at second floor above, permitted under P2015/1402/PRA from the then office use. There are 33no. car parking spaces associated to the use. The bulk of these which are not in use are behind the existing temporary hoarding gate on site at present. Car parking for the commercial occupier is visibly used to the frontage of the site adjacent the entrance.
- 5.3 To the east of the site are neighbouring buildings that bound Holloway Road comprising three-storey residential buildings (Manor Mansions) and a three-storey (plus roof level) commercial building (No.457-463 Holloway Road) currently vacant. To the south of the site is a cluster of buildings that form part of a site allocation "Site NH4" (grouped as 443-453 Holloway Road), and also identified as emerging "Site NH3" in the Islington Local Plan Regulation 19 Draft September 2019 ("the Draft Local Plan"). These are primarily commercial buildings four-storeys in height including a 'Safestore Self Storage' which fronts Holloway Road and flanks the south-eastern part of the site, and also a vacant warehouse building that flanks the south-western part of the site. Furthermore, the adjacent site to the east, at the junction of Mercers Road and Holloway Road (457-463 Holloway Road) is identified as an emerging site allocation "NH8" within the Draft Local Plan as a preferred site for employment and residential uses. The western part of the site is bound by long residential rear gardens which are part of the three-storey dwellinghouses along Mercers Road (No.2, 4 and 6 Mercers Road). These properties and host terrace are locally listed.
- 5.4 There are trees that bound the site to the front entrance, the east and west flank and the southern boundary. There is a mature willow tree within the boundary of 2 Mercers Road close to the site boundary. None of the Trees within the site are TPOd but are protected within the Conservation Area designation.

6. PROPOSAL (in Detail)

- 6.1 The application seeks planning permission for the redevelopment of the existing car park by constructing 6x two storey plus basement mews houses (3 x 2 bed, 4 person and 3. x 3 bed, 5 person units) together with landscaping, cycle parking, vehicle parking and associated works.
- 6.2 The proposed dwellings are arranged to the west and east of Collingwood House. This results in the *East Mews* containing 3 x 2-bedroom 4 person units (House 1-3) and the *West Mews* containing 3 x 3-bedroom 5 person units (House 4-6). Each dwelling has a rear private amenity space at ground level, with terrace spaces at first floor. Houses 1-3 contain a front courtyard that forms part of the primary access to the properties. Basement levels are largely submerged save for rear lightwell courtyards to each dwelling. Each property would have a green roof, Photovoltaic (PV) panels and an individual Air Source Heat Pump at roof level.
- 6.3 The new dwellings at 6.75m in height would be brick built featuring two brick types including a brick buff and off white brick. featuring a variation in texture and appearance utilising recessed stack bonds, stretcher bond. Glazing proposed includes bronze aluminium frames, the same material would be used for gates and terrace and lightwell balustrades.
- 6.4 The site in its entirety would be re-landscaped with new hardstanding for access areas and laid to lawn grass for rear private amenity. A number of trees are proposed to be removed within the site, however a new landscaping plan for replacement and new planting along the southern boundary is proposed.

- 6.5 A new timber two-tiered bike store is proposed in the place of the existing bike store on the southern boundary. It would house 15 cycle spaces for new residents, and 26 spaces for Collingwood House residents, with space also available for a mobility bicycle or tricycle. The proposed mews bins store is located to the north-east elevation and provides three 1100L and one 360L bins.
- 6.6 A new pedestrian and cyclist entrance gate is proposed to demark the separation from the car parking spaces (4no.) which would serve only the commercial occupier within Collingwood House.

Amendments during the application

- 6.7 During the application process several amendments to the scheme were submitted, including:
- New pedestrian and cyclist gate
 - Addition of green roofs, PV panels and Air Source Heat Pumps to dwellings
 - Updated Arboricultural impact assessment and landscaping addendum to reflect the retention of additional trees on site
 - Amended plan to frost first floor flank glazing within West Mews
 - Lightwells to the *West Mews* enlarged to gain more light to single bedrooms
 - Updated Lux Report for internal daylight to dwellings
 - Updated Sustainable Design & Construction Statement
 - All proposed plans amended to reflect alterations and associated documents updated.

7. RELEVANT HISTORY:

Land Adjoining Collingwood House

Planning applications

- 7.1 P2020/2727/FUL: Proposed redevelopment of existing car park by constructing 8x two storey, plus basement mews houses (6 X 3 bed x 5 person and 2 3 bed x 6 person units) together with landscaping, cycle parking, vehicle parking and associated works. **Withdrawn** on 19/08/2021.

Pre-applications

- 7.2 Q2018/2869/MIN: Redevelop the existing car parking areas by constructing 8 x no. 3 storey mews houses. **Completed** on 23/08/2021.

Collingwood House

Planning applications

- 7.3 P2021/0587/FUL: Retention of existing air conditioning units with base slab, all associated pipework within existing acoustic enclosures, and proposed installation of canopy over enclosures alongside the Southwest elevation of Collingwood House and new gates to the street frontage to Mercers Road. **Approved with conditions at Planning-Sub Committee B** 02/08/2021.
- 7.4 P2020/3109/FUL: Installation of air conditioning with acoustic enclosures, base slab and all associated pipework, alongside the southwest elevation at ground floor level. **Withdrawn** by applicant.

- 7.5 P2020/3056/NMA: Non-material amendments of Planning permission ref: P2019/1452/FUL dated 08/11/2019 Single storey infill first floor extension to provide additional (95 sqm) gym (Use Class D2) floorspace to south west elevation, with plant enclosure above, to facilitate internally located mechanical ventilation units. Creation of new door opening on front elevation at ground floor level to north west elevation. Installation of external ventilation louvres to ground and first floor windows. Installation of cycle spaces and refuse/recycling stores and associated works. The application seeks the following alterations: (a) inclusion and removal of louvres at ground and first floor of north east, south east and south west elevations. **Agreed** on 25/11/2020
- 7.6 P2019/1452/FUL: Single storey infill first floor extension to provide additional (95 sqm) gym (Use Class D2) floorspace to south west elevation, with plant enclosure above, to facilitate internally located mechanical ventilation units. Creation of new door opening on front elevation at ground floor level to north west elevation. Installation of external ventilation louvres to ground and first floor windows. Installation of cycle spaces and refuse/recycling stores and associated works. Approved on 08/11/2019.
- 7.7 P2016/1469/FUL: Creation of new door opening on front elevation at ground floor level which will be used as a new entrance for gym members to existing gym and replacement of the existing main entrance doors. **Approved with conditions** on 09/06/2016
- 7.8 P2015/1402/PRA: Prior Approval application in relation to the change of use of the 3rd floor and part of the 2nd floor of the building to residential use (C3) class creating 13 (7x 1-bedroom, 6x 2- bedroom) residential units. **Prior approval required - approved with Conditions** on 01/06/2015.
- 7.9 P2013/4782/PRA: Prior Approval application in relation to the following considerations arising from the change of use of the 3rd floor and part of the 2nd floor of the building to residential use (C3) use class creating 12 (6x 1-bedroom, 4x 2-bedroom, 2x 3-bedroom) residential units. **Prior approval required – approved** on 09/01/2014.
- 7.10 980563: Change of use of ground, first and part second floor to a private health club with associated parking and alterations to the front and side elevation at ground floor level. Approve with conditions on 30/11/1998 7.8 881837 - Change of use of ground floor to business (B1) use formation of an additional car park and refurbishment and extension at third floor level for business use. **Approved with conditions** on 20/03/1989.
- 7.11 871397: Conversion into 39 one bedroom flats including demolition of peripheral buildings construction of an additional floor and elevational alteration. **Appeal made against non-determination** on 19/07/1988. **Appeal Dismissed** on 19/07/1988
- 7.12 861803: Conversion of vacant office building into 53 self-contained flats including demolition of substantial areas of existing building construction of new extensions an additional floor and new roof plus environmental improvements. **Appeal made against non-determination** on 19/07/1988. **Appeal Dismissed** on 19/07/1988.

Pre-applications

- 7.13 Q2017/4758/MJR: (Option1 – Office) Conversion and refurbishment of existing Collingwood House and change of use of D2 (gym) to residential (C3); erection of a two storey roof extension comprising 8 new residential units (Use Class C3) and single side extension and associated works. Erection of a six storey building comprising 12 residential units (C3). Demolition of existing buildings and erection of commercial building comprising a gym (D2) at basement level, with office (B1) accommodation above. (Option 2 – Residential) Conversion and refurbishment of existing Collingwood House and change of use of D2 (gym) to residential (C3); erection of a two storey roof extension comprising 8 residential units (Use Class C3) and single side extension

and associated works. Erection of a six storey building comprising 12 residential units. Demolition of existing buildings and erection of a mixed use building comprising a gym (D2) at basement level, retail at ground floor with residential (C3) accommodation above. Officers response:

- Concerns were raised in relation to the design and impact on the conservation area

7.14 Q2016/0222/MJR: Two storey roof extension to the existing building which contains a mix of uses, to provide an additional 10 No. flats and associated roof terraces at fifth floor level. Officers response:

- Concerns in relation to design and impact on the conservation area, advising that an increase in height, bulk and massing would be unacceptable in principle. The advice noted that the existing building is already significantly higher than its immediate context on Mercers Road and its dominance would be exacerbated with the addition of any height. Also that the main thoroughfare is Holloway Road where there is some increase in the scale of the buildings. However, the buildings on Holloway Road immediately adjacent to the subject site are only 4 storeys high and the immediate context along Holloway Road is circa 4-5 storeys.

CONSULTATION

Public Consultation

7.2 Letters were sent to occupants of **199** adjoining and nearby properties on Holloway Road, Empire Square and Mercers Road on 04/10/2021.

7.3 A total of **11** objections were received from the public with regard to the application. The issues raised are summarised below:

- New houses are an eyesore (*paras 9.17-9.48*)
- New buildings would be crammed into the parking area space (*paras 9.27-9.32*)
- Loss of privacy for the residents of Manor Mansions, with the land of the new houses set to encroach right onto the back of the existing flats (*paras 9.62-9.68*)
- Re-development would result in a number of workers on site which would invade privacy (*para 9.68*)
- Overlooking of gardens and amenity space of Mercers Road (*paras 9.64*)
- Loss of outlook and unacceptable level of enclosure to Manor Mansion flats (*para 9.69-9.71*)
- Revised application is improved compared to the previous application by reducing the number of units from 4 to 3 and slightly enlarging gardens, but development still too close to living areas of Manor Mansions (*paras 9.69-9.71*)
- The East Mews are closer to rear of manor mansions than noted within submission (*paras 9.69-9.71*)
- Not much daylight comes through to the back of Manor Mansions, but adding more buildings would further block what little light is retained (*paras 9.72.9.83*)
- Daylight assessment has neglected ground floor windows of flats at Manor Mansions. Additionally further window are missing (*para 9.79*)
- A new boundary and new trees are being proposed to the rear that would block light to Manor Mansions (*para 9.80*)
- Daylight assessment has differing existing NSC and APSH for window W4U at Manor Mansions between 2020 report (withdrawn app) and the current 2021 report therefore concern with inconsistencies (*para 9.81*)
- Daylight assessment does not show submerged courtyard at Manor Mansions and overshadowing impacts would be severe (*para 9.82*)
- Local residents have already endured noisy works due to the re-development of the gym and more works here would add noise (*paras 9.84 and 9.153*)

- Lack of daylight for new dwellings (*para 9.97-9.103*)
- Lack of quality amenity space for dwellings, particularly House 2 (*para 9.104*)
- The development is not car free (*para 9.114-9.117*)
- Transport assessment is incorrect in stating that Mercers Road could absorb more on street parking and additional units will create more parking issues (*para 9.117*)
- No access for emergency and fire vehicles (*para 9.123 and 9.150-9.153*)
- Trees on site are not high quality but these should be retained as they provide some greenery on site (*paras 9.130-9.137*)
- Tree survey and inspection dates back from 2018, up to date survey required (*para 9.136*)
- Objection to removal of Cyprus Tree close to boundary and West Mews (*para 9.137*)
- Removal of trees counteracts reducing emissions (*para 9.149*)
- Applicant should have consultation with fire authority and it should be satisfied that standards have been met (*para 9.151-9.153*)
- There is a requirement for the development to provide affordable housing, Islington needs more affordable homes (*paras 9.155-9.156*)
- Proposal includes no social housing (*para 9.155 – Minor schemes do not require social housing*)
- Adjacent property is vacant, why is this building vacant and why are there no plans to develop this instead (*Unrelated to proposed development*)
- Gas meters and services are located at the rear of Manor Mansions and accessing them would be impossible if the proposed development goes ahead (*This would be considered a civil matter and it is not clear why the gas meters would be accessed from an adjacent site where there is no right of way – there is no formal access to Manor Mansions from the car park*)
- Mercers Mews name already used locally (*applicant updated on this point*)

7.4 A second round of public consultation was undertaken on 10/02/23 following the receipt of amended tree, landscape, energy documents and drawings. A total of 7 objections were received, 6 from those individuals who had objected previously. A summary of issues not already raised is provided below:

- Reassurances comments have been taken into consideration in first round of consultation (*para 7.3*)
- Proposed use for residential should be scrutinised to ensure it is suitable for housing (*para 9.2-9.6*)
- Sustainability credentials not tight or very realistic to cut carbon emissions. Further conditions should be advised (*paras 9.144*)
- Concern with political ties of applicant and how the site would be financed (*This is not a material planning consideration.*)

External Consultees

- 7.5 **Design Out Crime Officer:** Support for this application from a crime prevention perspective. Recommendations made on gate.
- 7.6 **Islington Swifts:** Support the proactive inclusion of a green roof, and request that this is a biodiverse type to enable a gain for biodiversity in accordance with NPPF 2019, and new Islington Local Plan.
- 7.7 **London Fire Brigade:** No further observations to make.
- 7.8 **London Underground Infrastructure:** No comment to make.
- 7.9 **Network Rail:** No objections to application.

- 7.10 **Transport for London (TfL) Road Network Development:** Minimum target on bicycle spaces met, detailed drawings required (to be conditioned), residential element car free which would be welcomed and advice that vehicles servicing the development reverse in to site and for Mercers Road not to be blocked.
- 7.11 **Islington Swifts:** Welcome the inclusion of green roofs and planting. Integrated swift bricks and bat boxes would further enhance local biodiversity in accordance with the Islington BAP; swift nest sites are recorded on nearby Tufnell Park Road.

Internal Consultees

- 7.12 **Acoustics Officer:** No objection subject to conditions for Air Source Heat Pump plant noise level compliance, details of noise insulation for dwellings and a land contamination investigation.
- 7.13 **Design and Conservation Officer:** The site is suitable for some backland development and a mews style development. No objection to any massing of 2 storeys in height.
- 7.14 **Highways Officer:** Objection originally raised on the lack of information on access and egress of various vehicles around the retained commercial parking spaces. Revised comments from Highways raise no objection noting that the retention of parking bays which is not for the housing but the management of the gym, and the turning around of vehicles.
- 7.15 **Tree Officer:** No objection following submission of amended arb report and landscaping details.
- 7.16 **Sustainability Officer:** No objection following removal of gas boilers and replacement with ASHPs along with addition of PV panels and green roofs.

8. RELEVANT STATUTORY DUTIES & DEVELOPMENT PLAN CONSIDERATION & POLICIES

- 8.1 Islington Council (Planning Sub Committee), in determining the planning application has the following main statutory duties to perform:
- To have regard to the provisions of the development plan, so far as material to the application and to any other material considerations (Section 70 Town & Country Planning Act 1990).
 - To determine the application in accordance with the development plan unless other material considerations indicate otherwise (Section 38(6) of the Planning and Compulsory Purchase Act 2004) (Note: that the relevant Development Plan is the London Plan and Islington's Local Plan, including adopted Supplementary Planning Guidance).
- 8.2 National Planning Policy Framework 2021 (NPPF): Paragraph 10 states: "at the heart of the NPPF is a presumption in favour of sustainable development.
- 8.3 The National Planning Policy Framework 2021 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.
- 8.4 Since March 2014 Planning Practice Guidance for England has been published online.
- 8.5 In considering the planning application account has to be taken of the statutory and policy framework, the documentation accompanying the application, and views of both statutory and non-statutory consultees.

- 8.6 The Human Rights Act 1998 incorporates the key articles of the European Convention on Human Rights into domestic law. These include:
- Article 1 of the First Protocol: Protection of property. Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law.
 - Article 14: Prohibition of discrimination. The enjoyment of the rights and freedoms set forth in this Convention shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth, or other status.
- 8.7 Members of the Planning Sub-Committee must be aware of the rights contained in the Convention (particularly those set out above) when making any Planning decisions. However, most Convention rights are not absolute and set out circumstances when an interference with a person's rights is permitted. Any interference with any of the rights contained in the Convention must be sanctioned by law and be aimed at pursuing a legitimate aim and must go no further than is necessary and be proportionate.
- 8.8 The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of mindful of this duty inter alia when determining all planning applications. In particular, the Committee must pay due regard to the need to: (1) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act; (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and (3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 8.9 The Development Plan is comprised of the London Plan 2021, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013. The policies of the Development Plan that are considered relevant to this application are listed at Appendix 2 to this report.
- 8.10 The SPGs and/or SPDs which are considered relevant are listed in Appendix 2.

Emerging Policies

Draft Islington Local Plan 2019

- 8.11 The Regulation 19 draft of the Local Plan was approved at Full Council on 27 June 2019 for consultation and subsequent submission to the Secretary of State for Independent Examination. From 5 September 2019 to 18 October 2019, the Council consulted on the Regulation 19 draft of the new Local Plan. Submission took place on 12 February 2020. As part of the examination consultation on pre-hearing modifications took place between 19 March and 9 May 2021. The Examination Hearings took place between 13 September and 1 October 2021. The Council consulted on Main Modifications to the plan running from 24 June to 30 October 2022.
- 8.12 In line with the NPPF Local Planning Authorities may give weight to relevant policies in emerging plans according to:
- the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

Given the advanced stage of the draft plan and the conformity of the emerging policies with the Framework it is considered that the policies can be afforded moderate to significant weight depending on the significance of objections to main modifications.

8.13 Emerging policies relevant to this application are set out below:

Policy G4 Biodiversity, landscape design and trees
 Policy G5 Green roofs and vertical greening
 Policy H4 Delivering High Quality Housing
 Policy H5 Private Outdoor Space
 Policy S1 Delivering Sustainable Design
 Policy S2 Sustainable Design and Construction
 Policy S4 Minimising greenhouse gas emissions
 Policy T3 Car Free Development Parking
 Policy T2 Sustainable Transport Choices
 Policy T5 Delivery, Servicing and Construction
 Policy ST2 Waste

9. ASSESSMENT

9.1 The main issues arising from this proposal relate to:

- Land Use
- Design
- Impact on the amenity of neighbouring residents
- Housing Mix
- Quality of Accommodation
- Accessibility
- Highways
- Trees and Ecology
- Sustainability
- Affordable Housing
- CIL and S106.

Land Use

Loss of onsite car parking

9.2 The car parking area as shown on the site plan consists of 33 spaces in total. The proposal would result in the loss of 30no. spaces which are behind the existing temporary hoarding fence and pedestrian gate. The loss of parking is a matter supported by planning policy; and there is no access for parking within the site for existing residents within Collingwood House. This building contains a Gym at ground, first floor and part second floor with residential at second floor above, permitted under P2015/1402/PRA from the then office use. The application site is centrally located with multiple transport modes in the vicinity of the site. The council actively promotes, through its planning policy, the reduction of reliance on car use in favour of more sustainable modes of transport. Within this context no objection is raised to the loss of existing hardstanding and associated parking spaces on the site in land use terms.

- 9.3 It is acknowledged that 4 parking spaces would remain within the red line of the site boundary. However, these spaces would continue to serve the commercial occupier and not any residential occupiers. The Unilateral Agreement which would be secured would ensure said spaces are not to be used for residential occupiers of the proposed dwellinghouses.

New Housing

- 9.4 Paragraph 49 of the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development. Strategy Policy CS12 'Meeting the housing challenge' seeks to ensure that the Borough has a continuous supply of housing to meet London Plan targets. London Plan Policy H1 (and table 4.1) seeks to maximise the supply of additional homes in line with the London Plan's guidelines on density, having regard to the site's characteristics in terms of urban design, local services and public transport, and neighbour amenity.
- 9.5 Part C of The London Plan (2021) policy GG2 (Building strong and inclusive communities) states that those involved in planning and development must proactively explore the potential to intensify the use of land to support additional homes and workspaces, promoting higher density development, particularly in locations that are well-connected to jobs, services, infrastructure and amenities by public transport, walking and cycling. The policy at paragraph 1.2.5 states that all options for using the city's land more effectively will need to be explored as London's growth continues, including the redevelopment of brownfield sites and the intensification of existing places, including in outer London.
- 9.6 The site is not subject to a site allocation in the current or draft Local Plan but the overarching national and local policies of making the most effective and productive use of valuable urban sites for the most important land uses would recognise that the site would be best developed for residential use. Moreover, this would be the most contextual and productive land use since the site is surrounded on all perimeters by other forms of residential use. Overall, there is therefore no concern over the proposed land use in planning policy terms.

Design and Appearance

- 9.7 The National Planning Policy Framework (NPPF) confirms that the Government attaches great importance to the design of the built environment, and notes that good design is a key aspect of sustainable development and should create better places in which to live and work and helps make development acceptable to communities. Paragraph 134 of the NPPF (2021) states that in determining applications, significant weight should be given to development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.
- 9.8 Core Strategy Policy CS8 states that the scale of development will need to reflect the character of the area. The businesses and shops which provide the mixed use character of Islington will be maintained through employment, retail and design policies.
- 9.9 Core Strategy Policy CS9 states that the Islington's heritage assets and historic environment will be conserved and enhanced whether they are designated or not. All development will need to be based on coherent street frontages and new buildings need to fit into the existing context of facades.
- 9.10 Development Management Policies DM2.1 requires all forms of development to be of high quality, incorporate inclusive design principles and make a positive contribution to the local

character and distinctiveness of an area, based upon an understanding and evaluation of its defining characteristics.

9.11 Development Management Policies DM2.3 states that non-designated heritage assets, including locally listed buildings and shopfronts, should be identified early in the design process for any development proposal which may impact on their significance. The council will encourage the retention, repair and reuse of non-designated heritage assets. Proposals that unjustifiably harm the significance of a non-designated heritage asset will generally not be permitted

9.12 The site is located within the Mercers Road/Tavistock Terrace Conservation Area.

9.13 Paragraph 5.41 of the Urban Design Guide (2017) in regard to backland sites states the following:

Backland sites are sites behind existing buildings, often with no street frontage and usually within predominantly residential areas. These spaces are normally used as garden or other outdoor amenity spaces, accommodating little more than sheds and ancillary buildings, although the historical development pattern of the borough has also resulted in backland sites accommodating low-rise industrial or other non-residential premises. Regardless of the size of the site, in Islington where backland sites do accommodate development, this is generally subordinate to the buildings that front the street.

9.14 The site is setback from Mercers Road and wraps around the east, south and west facade of Collingwood House. The site currently contains a large area of hardstanding consisting of an area of just over 1,500sq.m which serves as ancillary car parking for Collingwood House. Apart from the bike store deep to the rear of the site there is no development or significant massing within the site boundary. The site is therefore considered to be a backland site.

9.15 Whilst the principle of a residential development is accepted, the design guide notes that backland sites can be important for their openness in an otherwise dense built environment and that where backland sites already accommodate development, this is generally subordinate to the buildings that front the street (IUDG 5.41).

9.16 In order to be acceptable, the design of the proposed buildings should follow this development pattern by providing a suitably subservient form including mass, height, architectural language and detailing.

Bulk, height and massing

9.17 In respect of delivering the appropriate bulk, height and massing of backland developments, the IUDG states:

Para 5.43 - Development will generally only be considered where it replaces an existing structure and is subservient to the surrounding development, in accordance with the predominant development pattern in the borough which concentrates massing along the primary street frontage.

9.18 Regarding backland sites, para 5.47 of the IUDG states that:

"In or adjacent to Conservation Areas, or within the settings of listed buildings, constrained backland sites (those where it is not possible to create a new through route) where development is acceptable in principle...development should be no more than two storeys above ground level and should employ context appropriate materials".

9.19 The development is two storey (Max Height 6.75m) throughout save for the single storey elements (Max Height 3.7m) that extend to the rear of each dwelling, and the cycle and bin store structures to the rear and to the flank of the pedestrian access to the site's entrance drive to the northern eastern part of the site. The scheme as opposed to the pre-application is 2 storeys in height (instead of 3 storeys). A three-storey development was not supported by the Design and Conservation Officer at pre-application stage.



Image 8: East Mews from South-West Elevation (Pre-app, 2018)



Image 9: East Mews from South-West Elevation (Current Application)

9.20 The two storey form represents a suitable level of subservience given the size and mass of the surrounding buildings which are relatively tall in comparison to the proposed development.

9.21 The site wraps around the eastern, southern and part of the western flank walls of Collingwood House which is a four-storey mixed use building.

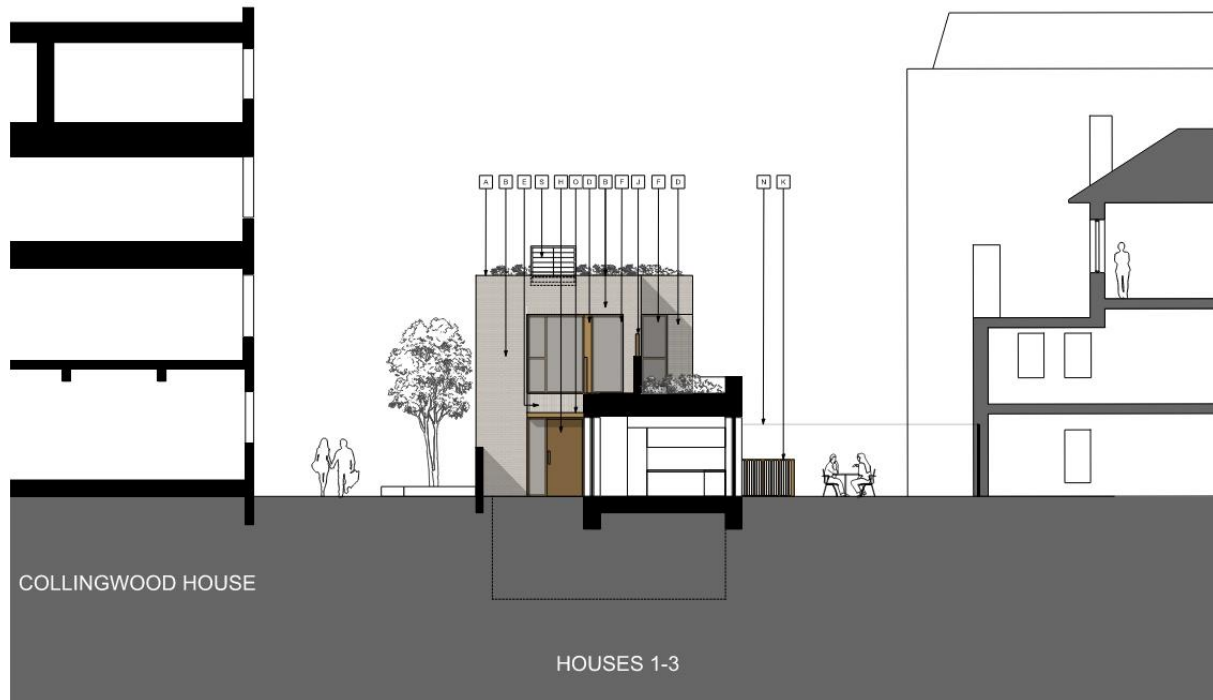
9.22 To the east of the site are neighbouring buildings that bound Holloway Road comprising three-storey residential buildings (Manor Mansions) and a three-storey (plus roof level) commercial building (No.457-463 Holloway Road).

9.23 To the south of the site is a cluster of buildings that form part of a site allocation. These are primarily commercial buildings four-storeys in height including a 'Safestore Self Storage' which fronts Holloway Road and flanks the south-eastern part of the site, and also a vacant warehouse building that flanks the south-western part of the site.

9.24 The western part of the site is bound by long residential rear gardens which serve three-storey dwellinghouses along Mercers Road (No.2, 4 and 6 Mercers Road).

- 9.25 The relationship the new built form would have with the neighbouring properties including that of Collingwood House is also shown in the section below. This shows the height of the building is subservient with those properties which are street facing.

Image 10: East Mews Proposed Section A_C (Current Application)



- 9.26 Overall, the massing complies with the guidance as set out within the IUDG (2017) in regard to mews development and typology.

Scale and Layout

- 9.27 The proposed dwellings are arranged to the west and east of Collingwood House as shown in image 11.
- 9.28 This results in the *East Mews* containing 3no. x 2-bedroom 4 person units (House 1-3) and the *West Mews* containing 3no. x 3-bedroom 5 person units (House 4-6). They are principally two storey (Max Height 6.75m) throughout save for the single storey elements (Max Height 3.7m) that extend to the rear of each dwelling. The massing arrangement showing the setback of the first floors are shown in images 11 and 12 below.
- 9.29 Each dwelling has a rear private amenity space at ground level, with terrace spaces at first floor. Houses 1-3 contain a front courtyard that forms part of the primary access to the properties. Basement levels are largely submerged save for rear lightwell courtyards to each dwelling.
- 9.30 The proposed layout has evolved following extensive discussions as part of pre-application Q2018/2869/MIN and withdrawn planning application P2020/2727/FUL whereby 8no. units as opposed to the 6no. were proposed. As seen within images 9 and 10, the 8 dwellings which were at 3 storeys at pre-application stage resulted in a cramped layout that competed with the surrounding buildings and separate to design matters provided a poor level of accommodation and resulted in adverse amenity impacts to the adjacent properties, more specifically to Manor Mansions to the east.

- 9.31 The form and mass as amended successfully represents and reflect a mews typology, better responding to the site's backland status and thus lower order within the urban hierarchy and historic development pattern comprising appropriate 2 storey height ambient to the eastern, southern and western edge.
- 9.32 Overall, and as amended, officers consider that the proposed siting, scale, massing, bulk and the overall footprint of the proposed development would not adversely affect the character and appearance of the local area within the context of the Mercers Road/Tavistock Terrace Conservation Area.

Image 11: Ground Floor Plan (Pre-app, 2018)

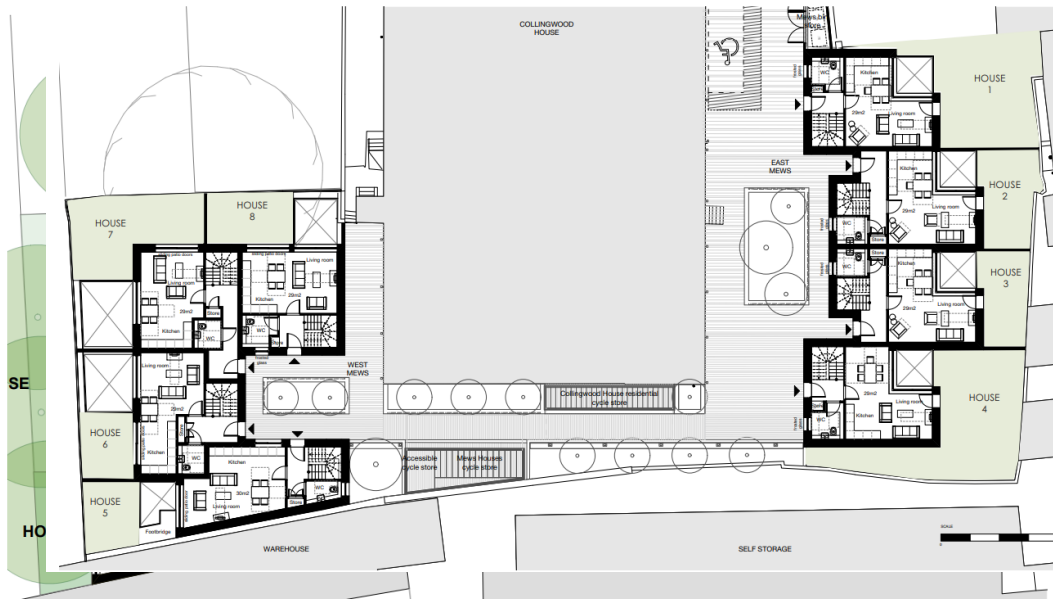


Image 12: Ground Floor Plan (Withdrawn Application, 2020/21)



Image 13: Ground Floor Plan (Current Application)



Image 14: First Floor Plan (Current Application)

Elevation treatment and materiality

9.33 The elevations of the new dwellings are predominantly constructed from brick, featuring two brick types including a brick buff and off white brick featuring a variation in texture and appearance utilising recessed stack and stretcher bonds. Glazing proposed includes bronze aluminium frames, which would be articulated also for gates and terrace and lightwell balustrades.

- 9.34 The proposal has been designed, in part, to read as a mews with its cluster of relatively uniformly designed homes facing onto a landscaped area, with a good level of fenestration proposed which have been carefully sited so as to not cause adverse harm to adjoining neighbours. Officers, consider the architecture to be of a high quality and with an appropriate contemporary language and a good use of high-quality materials.
- 9.35 The selection of buff brick as the primary material and the use of brick for architectural detailing, including soldier course, and header detailing and animation, is a well-mannered response that sits comfortably within the Conservation Area and in relation to the immediately adjacent properties.
- 9.36 The same care to detailing and selection and application of materials has been applied to the proposed cycle and refuse stores which have been appropriately and beneficially designed to read as integral components of the overall mews development.
- 9.37 The roof form and treatment is considered acceptable to the two and one storey elements with a flat roof form and sedum covering which was an amendment during the application process. Given the surrounding houses are all significantly taller than these elements, the sedum roofs will create and contribute to an attractive green outlook.



Image 15: Proposed visual of the East Mews

- 9.38 It is noted that Air Source Heat Pumps are proposed as part of the proposal. Paragraph 24.11 of the CADG (2002) states that the Council is opposed to the erection of plant rooms, air conditioning units and other services including water tanks and radio or satellite equipment at roof level where this can be seen from street level or public space, including long views from side streets. The ASHP project 0.9m above the parapets, only some of the plant would be visible

at the East Mews from oblique views from Mercers Road, and in the setting of the much larger adjacent commercial buildings, would not harm the character of the Conservation Area.

Impact on Mercers Road/Tavistock Terrace Conservation Area

- 9.39 The site is located in the Mercers Road/Tavistock Terrace Conservation Area (CA24), The character of this area comprises largely commercial frontages along Holloway Road and predominantly residential side streets. The area includes an attractive range of Victorian buildings, mostly developed during the 1850s and 1860s and the relatively few buildings that have been built subsequently have generally added to the character of the area as stated within the Conservation Area Design Guidelines (2002).
- 9.40 The site itself as detailed within the submitted Heritage Statement makes a very limited contribution to the Conservation Area and that although relatively well managed could be argued to detract from the significance of the Conservation Area. Officers consider that the site due to the large amassing of tarmacking and use as parking has a limited contribution in agreement with the heritage statement.
- 9.41 The proposal for new residential units surrounding the four-storey Collingwood House to all but one flank; no demolition of existing buildings is proposed. Collingwood House itself was built between 1947 and 1951 and is not statutorily or locally listed. The site also adjoins the locally listed house on Mercers Road and to the north-east both 445 and 457-463 Holloway Road are locally listed. Taken as a whole the comprehensive redevelopment of the existing car parking area in around the site for a high quality residential scheme is considered to significantly enhance the character and appearance of the site, surrounding buildings and its location within the Mercers Road/Tavistock Terrace CA.
- 9.42 Paragraph 24.7 of the CADG states the following:
- New buildings should:*
- i) respect the scale, massing, rhythm and fenestration of adjoining buildings;*
 - ii) present lively and richly detailed frontages to adjoining streets;*
 - iii) avoid bulky roof top plant / machinery visible from street level or other public areas;*
 - iv) use high quality facing materials;*
 - v) display a vertical emphasis in their elevational treatment; vi) incorporate suitable boundary treatments.*
- 9.43 As per the Conservation Officer's pre-application observations, of particular consideration is the relationship between the proposed new housing and Manor Mansions. While Manor Mansions are not locally or nationally listed they form part of the historic environment and make a positive contribution to the Conservation Area. The proposed development to the west of the site will sit directly behind the rear gardens of two locally listed buildings on Mercers Road and directly abut a c.1915 warehouse, formerly the Ventilating Apparatus Works and latterly a furniture repository.
- 9.44 A Heritage Statement accompanies the application. It considers the Conservation Area and adjacent locally listed buildings. It concludes that the impact of the proposed development to the east and south of Collingwood House, which would comprise two storey mews-style houses with basements is considered to be appropriate to the context and would have a negligible impact on the significance of the Mercers Road and Tavistock Terrace Conservation Area and locally

listed buildings at Nos. 449-563 Holloway Road. The proposals would not result in any harm to the historic environment.

- 9.45 As detailed in the sections above, the massing has been reduced visibly from original iterations of the design reducing from 8no. units to 6 and from reducing the height to two storey only. The layout has also been amended to pull back development particularly the East Mews from Manor Mansions to mitigate harmful amenity impacts and to create a better level of accommodation for the host occupiers. The brick built dwellings would also assimilate well amongst other brick built buildings and the materials proposed appear to be of a high quality that would accord with the CADG advice.
- 9.46 The proposed mews typology is considered now to be a contextually sensitive and entirely appropriate approach for this site with its significantly lower height relative to its surrounding context, its quiet and rhythmic detailing, would not be considered prominent nor harmful to the character of the Conservation Area.
- 9.47 This two storey mews typology, and its configuration on the site, achieves the required subservience to the primary heritage assets that surround the site, better protects adjoining trees, preserves the privacy and amenity of the neighbouring homes, and adheres to the general morphology of the conservation area.
- 9.48 In line with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, in assessing the proposals hereby under consideration, special regard has been given to the desirability of preserving the Conservation Area, its setting and any of its features of special architectural or historic interest.

Basement Development

- 9.49 Paragraph 7.17 of the Islington Basement SPD (2016) states that *'Areas of basement should respond to the scale, function and character of the site and its surrounds. Where large basement extensions are proposed, the resulting intensity of basement use may be out of keeping with the domestic scale, function and character of its context.'*
- 9.50 DI.1 of the Council's Supplementary Document – Basement Development (SPD) states a basement and/or other structures should cumulatively occupy less than 50% of the original garden/unbuilt upon area, and be smaller in area than the original footprint of the dwelling, whichever the lesser.
- 9.51 Paragraph 8.2 of the Basement Development SPD (2016) states that *Basement development and associated structures may affect the character and appearance of a conservation area. Applications for basement development within a CA should have regard to applicable Conservation Area Design Guidelines, Development Management Policy DM2.3 and the Islington Urban Design Guide.* The following criteria is also relevant:
- DI.2 A basement should not involve excavation of more than one (1) storey below the lowest original habitable floor level*
- DI.3 The height of a basement should not exceed 3m floor to ceiling height.*
- 9.52 The proposal includes a basement level to all 6 units proposed. The basement areas would be largely under the footprint of each dwelling with rear lightwells of limited depth beyond the main 2 storey building areas and slightly extended front lightwells to Houses 4-6 (West Mews). The basement areas would occupy less than 50% of the of the unbuilt area within the site and basements would comply with both DI.2 and DI.3 of the above guidance in regard to its depth below ground level and complying generally with the floor to ceiling heights.

9.53 The basement areas would not be prominent within the conservation area and even from private views would be limited in their visibility.

Landscaping and Boundary Treatments

9.54 The site would be significantly improved in regard to the general appearance of it. The entrance forecourt and lane are proposed to be finished in a granite flagstone mix material of neutral/beige colour similar to the brickwork. This finish is proposed to run smoothly up to the entrance to each dwelling. Each unit would contain upstand planters with 1no. tree planting to the front of each dwelling and this green landscaping arrangement is mimicked adjacent the southern elevation and also adjacent to the proposed timber bin store. Low linear planters are proposed also to the southern boundary to either side of the proposed timber cycle store. Each of the 6no. units would have a generously sized garden space with laid to lawn grass areas to the rear. The site would as noted in image 14 would be improved in it's bio-diversity by the addition of the lawn, planters and would include replacement trees for those low quality trees to be removed.

9.55 In regard to boundary treatment, there is currently timber fencing separating the site from the adjacent residential properties at Mercers Road and boundary wall adjacent Manor Mansions. A condition shall be included for details of all new or reinstatement works to boundary walls along the site edge to be submitted prior to relevant works taking place.



9.56 Overall, the changes and improvements to domesticate the site within an existing residential area is acceptable.

Image 16: Landscaping and private amenity arrangement

Conclusion

- 9.57 In accordance with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, in assessing the proposals hereby under consideration, special attention has been paid to the desirability of preserving or enhancing the character and appearance of the Conservation Area.
- 9.58 Given the above, the proposal is considered to enhance the character and appearance of the current site and is a well-designed and acceptable form of residential development that sits respectfully and comfortably within its sensitive backland residential context. The application therefore complies with the NPPF 2021, policies D4 and HC1 of the London Plan 2021, Policy CS8 and CS9 of the Islington Core Strategy 2011, policy DM2.1 and DM2.3 of the Islington Development Management Policies 2013, the guidance contained within the Urban Design Guide 2017 and the Conservation Area Design Guidelines 2002.
- 9.59 Overall, the proposal is considered acceptable subject to conditions and complies with Policies CS8 and CS9 of Islington's Core Strategy (CS) 2011, Policies DM2.1 and DM2.3 of Islington's Development Management Policies 2013 and London Plan 2021 policies D3 and D4 and to accord with the National Planning Policy Framework (NPPF) 2021.

Neighbouring Amenity

- 9.60 All new developments are subject to an assessment of their impact on neighbouring amenity in terms of loss of daylight, sunlight, privacy and an increased sense of enclosure. A development's likely impact in terms of air quality, dust, safety, security, noise and disturbance is also assessed. The proposal is subject to London Plan Policy D6 as well as Development Management Policies DM2.1 and DM6.1 which requires for all developments to be safe and inclusive and to maintain a good level of amenity, mitigating impacts such as noise and air quality. Moreover, London Plan Policy D6 requires for buildings to provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space.
- 9.61 The site wraps around the eastern, southern and part of the western flank walls of Collingwood House which is a four-storey. The residential part of this building is located from second floor and above. To the east of the site are neighbouring buildings comprising three-storey residential buildings at Manor Mansions (No.455) and a three-storey (plus roof level) commercial building (No.457-463 Holloway Road) currently vacant. To the south of the site is a cluster of four storey commercial buildings that form part of a site allocation. The western part of the site are three-storey dwellinghouses along Mercers Road (No.2, 4 and 6 Mercers Road).

Overlooking and Loss of Privacy

- 9.62 Paragraph 2.14 of the Development Management Policies 2013 states that '*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.*' A number of objections have been received in regard to overlooking and the loss of privacy levels to neighbouring properties.
- 9.63 The design has evolved during the application to address officer concerns with overlooking.
- 9.64 To the West Mews, ground floor glazing is proposed to the front and rear elevations serving kitchen and living room areas in addition to a WC. A side window is each shown to House 4 and 6. This glazing would overlook primarily the adjacent boundary fences serving a non-habitable room and look into the communal area. At first floor, glazing is proposed to the rear and to front elevation for all houses, whilst glazing is proposed to the flank of 4 and 6. Overlooking here

would be over the heavily treed area of the deepest part of the rear private amenity space of 6 Mercers Road which is of significant length with windows between 20m-26m from the rear façade of Mercers Road properties. The first floor flank windows would be obscurely glazed and so would not cause no impact to residential amenity. The rear terraces proposed would overlook a heavily treed area and would overall not overlook neighbouring windows. Notwithstanding the plans hereby approved, it's considered necessary to condition that an additional flank screen is added for House 6 so that this would prevent direct views down to the shared flank boundary with 2 Mercers Road given the proximity to the adjacent amenity space despite the treed boundary treatment. As per the ground floor windows to the front elevation, the first floor would overlook the new landscaped area adjacent Collingwood House. Residential properties of Collingwood House are located to the north and east facades of this building away from the West Mews and therefore would not be overlooked.

- 9.65 To the East Mews, ground floor glazing is proposed to the rear serving kitchen and lounge areas and also to the front elevation serving staircases/non-habitable areas. There are no proposed windows at first floor to the rear. It is acknowledged that ground floor windows would be between 6.6m-9m from the rear façade of properties at Manor Mansions which are the closest properties to the proposed development save for Collingwood House. Whilst this is noted, glazing is limited to ground floor levels where the predominant area of overlooking would be towards the rear amenity space of each property. It is noted that there are some submerged windows at Manor Mansions but given the retention of 2 rear trees and the resulting addition of a boundary fence to enclose each property no direct window to window overlooking would occur at this level. There are windows at the 1st and 2nd floor of Manor Mansions appearing to serve some living spaces, bathrooms and staircases but it is not considered that the ground floor windows proposed would overlook these neighbouring windows on higher levels to an unacceptable degree given their proposed low level siting.
- 9.66 Flank glazing is proposed for the East Mews also serving bedroom spaces and WCs. House 1-3 also contain a terrace at this level. The terrace area and bedroom glazing would however be screened by a bronze perforated metal screen. The screen including the brickwork below would cover a height of 1.9m to prevent overlooking towards Manor Mansions.
- 9.67 Given the location of residential properties at second and third floor level of Collingwood House (much higher than the proposed dwellings), it's not considered that glazing facing this block would be adversely impacted given vantage points would be at a much lower level.
- 9.68 An objection has been received with concerns on privacy from construction workers on site. Whilst this is generally not a material consideration as the purpose of person on site is to aid with the construction of the development only it is likely the site would be hoarded off for safety purposes and details such as this would be included within a Construction Management Plan that is required by condition.

Outlook and Enclosure

- 9.69 As per the assessment above, the proposed development would be enclosed by taller commercial, mixed and residential buildings. As per the floor plans submitted, the ground and first floors which would be the most visible parts of the development, however the massing is much reduced in mass in comparison to the lower parts, with the first floor of the properties visibly setback from the ground floor edges by 3m. With no rear glazing proposed within the first floor level accommodation that has enclosure impacts as well as privacy concerns.
- 9.70 The setbacks proposed have evolved through previous designs to ensure that the massing does not appear dominant from neighbouring windows. The resulting setback from Manor Mansions at first floor is 9-13m. When considering the maximum height of the development at 6.75m in view of the adjoining and much larger Collingwood House that is in situ as existing, the dwellings

would not result in such adverse outlook impacts taking into consideration the setback and the site context that impacts current outlook levels. For the West Mews, the flank of House 6 is between 20m-26m from the rear façade of Mercers Road properties and therefore would not have an adverse impact on the outlook of these properties.

- 9.71 Overall, the proposal would not have a detrimental impact, outlook, privacy and overlooking and would therefore be in compliance with policies DM2.1 of the Development Management Policies 2013 and the guidance set out in the Urban Design Guide 2017.

Daylight and Sunlight

- 9.72 In general, for assessing the sunlight and daylight impact of new development on existing buildings, Building Research Establishment (BRE) criteria is adopted. In accordance with both local and national policies, consideration has to be given to the context of the site, the more efficient and effective use of valuable urban land and the degree of material impact on neighbours. A number of objections have been raised with regard to the impact of the proposed development upon the levels of sunlight and daylight provided to neighbouring properties.

- 9.73 The applicant has provided a Sunlight and Daylight Report by EB7 to support the proposal, which has assessed the impact of the proposal on the windows and the rooms they serve that could potentially be affected at the adjoining properties:

- 2-8 Mercers Road (Adjacent to *West Mews*) and
- Manor Mansions, 455 Holloway Road (Adjacent to *East Mews*).

- 9.74 **Daylight:** the BRE Guidelines stipulate that there should be no noticeable loss of daylight provided that either:

- the Vertical Sky Component (VSC) as measured at the centre point of a window is greater than 27%; or the VSC is not reduced by greater than 20% of its original value (Skylight); or
- the daylight distribution, as measured by the No Sky Line Contour (NSC) test where the percentage of working plane area receiving light is measured, is not reduced by greater than 20% of its original value.

- 9.75 For daylight VSC and NSC, all windows are fully BRE compliant.

- 9.76 **Sunlight:** the criteria within the BRE Guidelines advise that calculation of the annual probable sunlight hours (the amount of sun available in both the summer and winter for each given window) should be calculated for all windows which face within 90° of due south. In existing buildings, the BRE guide suggests that; *'If a living room or an existing dwelling has a main window facing 90° of due south, and any part of a new development subtends an angle of more than 25° to the horizontal measured from the centre of the window in a vertical section perpendicular to the window, then the sunlighting to the existing dwelling may be adversely affected. This will be the case if the centre of the window;*

- receives less than 25% of annual probable sunlight hours, or less than 5% of winter probable sunlight hours between 21st September and 21st March and;
- receives less than 0.8 times its former sunlight hours during either period and;
- has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

- 9.77 In regard to APSH all windows pass.
- 9.78 In regard to overshadowing of adjacent amenity space at 2 and 4 Mercers Road, the data shows no adverse losses beyond BRE guidelines.
- 9.79 Objections have been received stating that the D&S report is inadequate and has not clearly shown the windows affected at Manor Mansions and also not made assessment on those windows at ground floor level that are level with the existing car parking area. As detailed on pg. 22 of the assessment, the ground floor windows at Manor Mansions are included. The assessment shows no transgressions below 0.8 and thus no adverse impacts. Another objection notes that windows to block 1 are omitted, however when reviewing the indicative elevations and window references these are included within the applicants assessment.
- 9.80 The windows at ground floor at present face a number of trees with the canopies partially covering the windows as seen on site. These trees would be retained and no trees are added adjacent the windows which was a concern raised within public comments received. Unusually and uncharacteristically, there is no boundary fence for the car park to this flank but the existing scenario does show a mid-level wall to the centre of this boundary area. For security reasons it would not be unusual for a 1.8m/2m high fence to be erected to secure each boundary. It's not considered that the addition of such a residential feature would be a justifiable reason for refusal and details for all boundary treatments will be required as condition, where the materiality and permeability of the enclosure can be tailored to the site constraints.
- 9.81 A further objection also questions the consistency of the daylight and sunlight analysis, noting that the daylight assessment has differing existing NSC and APSH for window W4U at Manor Mansions between 2020 report (withdrawn app) and the current 2021 report. This is acknowledged, however the results for both show there is no failure of BRE Guidance and in comparison, to the withdrawn application, the results are much improved given the massing is reduced. Therefore, it's not considered that the difference would not have an impact on the results provided.
- 9.82 An objection also received states that the assessment does not show a submerged courtyard at Manor Mansions and overshadowing impacts would be severe. This is acknowledged. From a review of the data however, it's clear that this area does as existing does not receive 2 hours of sunlight on March 21st taking into consideration the overshadowing to House 3. This area of the site does however receive some sunlight exposure and results on June 21st show at least 2 hours of sunlight as noted within the report as per the proposed garden. It's important to note that this submerged area is located in between 2no. 3 storey outriggers and the available sunlight as existing would not be so detrimentally impacted by the new development being added.
- 9.83 Overall, the daylight and sunlight assessment has evidenced that there would be no breaches of daylight and sunlight to neighbouring properties of which would cause harm to amenity through either loss of daylight or sunlight, or through overshadowing of amenity space.

Noise

- 9.84 A number of objections have been received regarding noise from the development and future noise. As it currently stands the site provides vehicular access for up to 33 parking spaces. Whilst it is expected that a degree of noise shall take place during the construction period, the proposed use of the site for 6 dwellings as part of a car free development would not result in unacceptable levels of noise. However, in order to ensure that management practices are implemented to control and mitigate the impact of construction noise/disturbance on neighbouring residents, a condition has been recommended requiring the applicant to provide a detailed Construction Management Plan directly referencing Islington's Code of Practice for

Construction Sites (2018) for the approval of the Local Planning Authority prior to the commencement of construction.

- 9.85 In regard to noise impacts attributed from the new development when occupied, Air Source Heat Pumps (ASHP) are proposed to the roof of each dwelling. No objection has been raised by the Council's Acoustic Officer to the plant subject to a condition for noise levels to not exceed a rating level of 42dBA from 1m from the facade of the nearest noise sensitive premises.

Land Contamination

- 9.86 The application includes a contaminated land report. The initial site investigation was hampered by parked cars limiting the site coverage. On the sampling carried out there was significant asbestos discovered. There will need to be further site investigation with appropriate access before the remediation strategy is drafted (albeit most of the made ground may be removed and a clean capping layer introduced anyway). A number of conditions have been required including a land contamination investigation to be submitted prior to development commencing.

Basement Development

- 9.87 The proposals involve excavation works to allow a wholly subterranean basement level. For all basement development a Structural Method Statement (SMS) must be submitted (in accordance with the SMS requirements in Appendix B) of the Basement Development SPD 2016 in support of any such application, and this must be signed and endorsed by a Chartered Civil Engineer or Chartered Structural Engineer.
- 9.88 A Structural Method Statement prepared and signed by a suitably qualified person has been submitted with the application in accordance with Appendix B of the Basement Development SPD 2016 which considers the impact on the various trees close to the basement area along with other considerations. An additional condition has been recommended to requiring that excavation works are undertaken in accordance with the approved SMS and to secure the current structural engineer throughout the entire construction phase of the development. A Construction Method Statement has also been secured by condition to ensure the development does not contravene pedestrian and highway safety during construction works.

Conclusion

- 9.89 Overall, the application is considered to have acceptable amenity impacts and would comply with policy DM2.1 of the Development Management Policies 2013.

Standard of Accommodation

- 9.90 In terms of new residential development, as well as having concern for the external quality in design terms it is vital that new units are of the highest quality internally, being, amongst other things of sufficient size, functional, accessible, private, offering sufficient storage space and also dual aspect. London Plan (2021) policy D6 requires that housing developments should be of the highest quality internally, externally and in relation to their context and the wider environment. Table 3.1 of the London Plan prescribes the minimum space standards for new housing, which is taken directly from the London Housing Design Guide space standards. Islington's Development Management policy DM3.4 also accords with these requirements, with additional requirements for storage space.
- 9.91 A new nationally described space standard (NDSS) was introduced on 25 March 2015 through a written ministerial statement as part of the New National Technical Housing Standards. These new standards came into effect on 1 October 2015.

- 9.92 Core Strategy CS9 part F of the same policy states that new homes need to provide dual-aspect units with clear distinction between a public and private sides.
- 9.93 Tables 3.2 and 3.3 of Policy DM3.4 of the Islington's DMP stipulate the minimum gross internal floor space required for residential units on the basis of the level of occupancy that could be reasonably expected.

No. Bedrooms/ Expected Occupancy	Floor Space Provided (Approx.)	Minimum Required Floor Space	Provided Storage (Approx.)	Required Storage
House 1 (2-bedroom, 4 person) – 3 storey house	101 m ²	102* m ²	3.5 m ²	3* m ²
House 2 (2-bedroom, 4 person) – 3 storey house	101 m ²	102* m ²	3.5 m ²	3* m ²
House 3 (2-bedroom, 4 person) – 3 storey house	101 m ²	102* m ²	3.5 m ²	3* m ²
House 4 (3-bedroom, 5 person) – 3 storey house	125 m ²	102 m ²	6 m ²	3 m ²
House 5 (3-bedroom, 5 person) – 3 storey house	125 m ²	102 m ²	6 m ²	3 m ²
House 6 (3-bedroom, 5 person) – 3 storey house	125 m ²	102 m ²	6 m ²	3 m ²

*Note there is no minimum standard for a 2-bedroom, 4 person, 3 storey house (House 1-3). Standards based on a Two double & one single bedroom (3b5p) house.

Table 1: Floorspace of Dwellings

- 9.94 The minimum floor area for a two storey 3-bedroom 5 person 3 storey dwellinghouse as outlined in Table 3.2 of the Development Management Plan is 102sqm. It should be noted that there is no minimum standard for a 2-bedroom, 4 person, 3 storey house. If comparing to a 2-bedroom, 4 person (2 storeys) under DM Policies, then 83sq.m is required. Taking into consideration this, the 101sq.m is considered sufficient taking into consideration the differing thresholds and there being no minimum requirement for this size of unit. The proposed development provides new dwellings between 101-125sqm and delivers a generous floorspace that would provide a good level of accommodation.
- 9.95 The reductions made to the overall footprint of the development from original iterations of the development dating back to pre-application stage in 2018 (see images 9-12) results in greater setbacks to the western and eastern boundaries allowing for improved dual aspect accommodation within the proposed development as well as the re-orientation of windows to prevent upper floor overlooking. Whilst it is unfortunate that the habitable rooms within the basement level would not receive good levels of outlook, it is noted that they are secondary accommodation with the ground and first level rooms forming the primary accommodation of the building with good access to natural light and outlook.
- 9.96 The West Mews allows for a dual aspect to the front façade and also to the rear which provides a verdant green character to the rear gardens of Mercers Road. There is a generous level of glazing to all 3 levels including larger openings to the rear aspect of the site which provide a good outlook. The East Mews, has due to the relationship with residential properties at Manor Mansions, includes first floor glazing orientated due south instead of to the east. Whilst a less traditional orientation of dual aspect, it would still provide a dual aspect and a good level of outlook across all 3 levels with adequate levels of glazing for the smaller 2-bedroom units as opposed to the larger family sized units to the West Mews. Larger openings at ground floor are included and provide aspect across the private amenity space.

- 9.97 As noted above, the Daylight and Sunlight Report by eb7 was submitted prior to the adoption of the latest version of the Building Research Establishment (BRE) guidelines. The report therefore tests the internal floor areas of the property for Average Daylight Factor (ADF) in accordance with the 2011 BRE Guidance document which was relevant at the time of submission. The proposal demonstrated compliance with the older (albeit relevant at time of submission) BRE Guidelines. The results indicate that internal rooms (including those at basement level) within the proposed development all meet the Average Daylight Factor target values for their room uses
- 9.98 The daylight assessment was updated during the course of the application in line with the publication of the new BRE guidance in June 2022. The Daylight Illuminance method introduced in the BRE 2022 assessment utilises climactic data for the location of the site, based on a weather file for a typical or average year, to calculate the illuminance at points within a room on at least hourly intervals across a year. The illuminance is calculated across an assessment grid at the reference plane (usually desk height). The guidance provides target illuminance levels that need to be achieved across at least half of the reference plane for half of the daylight hours within a year. The targets set out within the national annex are as follows:
- Bedrooms – 100 Lux
 - Living Rooms – 150 Lux
 - Kitchens – 200 Lux
- 9.99 The results show compliance for all ground floor living areas including living room/kitchen areas and all primary bedrooms at first floor. The results also show compliance within double bedrooms served by rear lightwells at House 4-6 (West Mews).
- 9.100 In regard to failures, double bedrooms within the basements of Houses 1-3 (East Mews) received lux figures of 65 (House 1), 67 (House 2) and 57 (House 3). Whilst these bedrooms are below the BRE lux targets, they represent secondary bedrooms with the primary bedrooms at the first floor far exceed the guideline targets. All of the living room/kitchen/diner spaces also receive generous levels of light. Given this, and the constraints of the site to incorporate large lightwells or higher built form, together with the generous floorspace, ample amenity space and good daylight and outlook within these units the proposal would provide an acceptable level of amenity, on balance. It should also be noted that the levels of daylight and sunlight afforded to new development and existing development is less important in comparison to living rooms and kitchens as per paragraphs 2.1.14, 2.2.10, 3.1.2 and 3.2.3 of the BRE Guidance (June 2022).
- 9.101 To the West Mews, single bedrooms within the basements to the frontage of Houses 4-6 (West Mews) would have received lux figures of 15 (House 4), 12 (House 5) and 2 (House 6). In light of the extremely low lux figures below the guidance officers requested improvements to the daylight to these bedrooms. The size of the lightwells in front of House 4-6 (West Mews) were subsequently enlarged with more glazing, extending 1.8m forward of the main basement footprint for a width of approximately 3.9m. These were extended to enable a greater degree of light to each bedroom. The previous and updated figures are shown in the table below.

Room	Target Lux (Lux)	Median Lux of Room before lightwell extension	Median Lux of Room proposed
House 4 Lower Ground Bedroom	100	15	56
House 5 Lower Ground Bedroom	100	12	62
House 6 Lower Ground Bedroom	100	2	40

Table 2: Internal daylight for basement bedrooms

- 9.102 Officers acknowledge the tertiary sized bedrooms within the basement are still below the lux guidelines for bedrooms however House 4-6 are supported by 2 x double bedrooms which pass the lux guidelines along with all other living spaces above the ground floor. When taking into account the revisions made and the general good level of amenity provided here as per the East Mews, the units would provide a good level of accommodation. Additionally, as per the commentary in paragraph 9. the levels of daylight and sunlight afforded to new development and existing development is less important in comparison in comparison to living rooms and kitchens.
- 9.103 Noting this, officers consider that the proposed development would receive levels of light over 3 floors that would a good quality accommodation.
- 9.104 Policy DM3.5 part A identifies that 'all new residential development will be required to provide good quality private outdoor space in the form of gardens, balconies, roof terraces and/or glazed ventilated winter gardens'. It states that ground level properties should provide up to a minimum of 30sqm for family housing (three bedroom residential units and above). The houses would feature 3 different types of private amenity space across all levels. Including lower ground floor courtyard, ground floor rear private amenity space and first floor terraces. It's acknowledged that House 5 would have less than 30sq.m of ground floor amenity space, but would also contain a terrace level that would allow a mix of space that on balance would be considered acceptable providing over 30sq.m of space. Overall, it is considered that the external amenity space provided would be sufficiently sized and well laid out for the enjoyment of future occupants.

Unit	Outdoor space Provided	Minimum required outdoor space as per policy DM3.5
House 1	94 m ²	30 m ²
House 2	64 m ²	30 m ²
House 3	84 m ²	30 m ²
House 4	65 m ²	30 m ²
House 5	33 m ²	30 m ²
House 6	83 m ²	30 m ²

Table 3: Private amenity space for Dwellings

- 9.105 A noise assessment by Temple has been carried out to test the noise output from the plant serving the gym at Collingwood House and also the MHVR system serving the dwellings and their impact on the proposed mews houses. These details have been assessed by the Council's Noise Acoustic Officer who raises no objection to the details but would require a scheme for sound insulation and noise control measures for living spaces prior to superstructure works taking place.

- 9.106 Overall, the proposed residential units are considered to provide an acceptable level of accommodation complying with policy CS12 (meeting the housing challenge) of Islington Council's Core Strategy 2011, Islington's Development Management Policy DM3.4, D6 (Housing quality and standards) of the London Plan 2021, Technical Housing Standards- Nationally Described Space Standards (March 2015) and the NPPF 2021.

Accessibility

- 9.107 Local Plan policy DM2.2 and the Inclusive Design SPD remains a material consideration to any development.
- 9.108 Policy DM2.2 states that A. All developments shall demonstrate that they:
- i) provide for ease of and versatility in use;*
 - ii) deliver safe, legible and logical environments;*
 - iii) produce places and spaces that are convenient and enjoyable to use for everyone, and*
 - iv) bring together the design and management of a development from the outset and over its lifetime.*
- 9.109 The proposed residential dwelling is required to satisfy Category 2 of the National Standard for Housing Design as set out in the Approved Document M 2015 'Accessible and adaptable dwellings' M4 (2). Apart from the National Standard, the Local Plan policy DM2.2 and the Inclusive Design SPD remains a material consideration to any residential development.
- 9.110 The proposals have been designed in accordance with inclusive design principles. The Inclusive Design Officer notes that the layout of the unit is satisfactory, with step free access. A WC is also located at ground floor in addition to the communal cycle storage and refuse areas. There was an unacceptable pinch point on original plans which showed a gym parking space close to the planter area of House 1, this has since been removed to allow ease of access. Entrance to the residential site is through individual pedestrian and cycle access points. A condition will be attached on details regarding fob access to the site to ensure it is fully accessible.
- 9.111 A condition has been recommended requiring the development to be compliant with Category 2 of the National Standard for Housing Design. Overall, the proposal seeks to adhere to the requirements of Policy DM2.2.

Crime Prevention

- 9.112 The residential buildings would be accessed via mid-level height gate with a separate access for cyclists and pedestrians. Low lighting bollards are proposed throughout and around the paved area of the site along with low linear lighting to planter walls which should provide adequate light at night-time. In addition to this, the residential context in and around should provide natural surveillance. The proposal is supported by the Design out Crime Officer and it's considered that the gating for this site is very positive as this can prevent various areas where ASB could take place. It is recommended that the gate is secured by encrypted fob for residents use only, with an audio and visual access control panel (with no trades button) to allow for the release of the gate by a resident from the safety of their dwelling. Any fire access (drop key) should be protected by a Gerda fire drop key protection box. The gate and boundary should be a minimum of 1.8m high and devoid of climbing aids. In light of the comments received, a condition has been included to require details of the new gate to ensure the gate is secure and also accessible for all users.

- 9.113 Whilst gates and gated developments are not considered to provide a fully accessible neighbourhood they are considered necessary by the Design our Crime Officer for the reasons mentioned. Notwithstanding the above, the proposal would be conditioned to achieve Secured by Design accreditation to ensure that the development meets minimum police approved security standards as part of the Homes 2019 Guide.

Highways

Car Free Development

- 9.114 Islington policy identifies that all new development shall be car free. Policy DM8.5 stipulates that no provision for vehicle parking or waiting will be allowed for new homes, except for essential drop-off and wheelchair accessible parking. Car free development means 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.
- 9.115 It is acknowledged that there would be 4no. car parking spaces retained within the red lined site boundary area to the east flank of Collingwood House. However, it is important to stress that these would (as existing) be utilised by the commercial occupier within Collingwood House which is currently serving the gym. It is understood that these would be retained for use by gym management. These spaces are clearly demarked outside and beyond the residential area of the site by virtue of the entry gates.
- 9.116 It is to specifically be included within the Unilateral Agreement for the application that the car parking spaces as shown on the proposed site plan and ground floor plan shall be used and operated by only the commercial occupier within Collingwood House.
- 9.117 An objection has been received on the impacts of the proposal from the new residential units and the impact also on parking within Mercers Road and the local area. It is acknowledged that the Transport assessment survey on demand was during the day when many cars may out of their regular parking spaces during working hours. However, the number of spaces available on 3 nearby roads shows the levels of capacity. The site also has a PTAL (very good) rating of 5 as the site is well connected with an array of bus routes stopping close by (17, 43, 263, 271 and N41) and is within 9 minutes walk of Upper Holloway Road and 15 minutes from Archway Station. The use of the existing parking within the site area close to the East Mews is calculated as 50% empty and therefore when considering the highly accessible location of the site and the site area characteristics this would not be a reason to refuse the application.

Access and Servicing

- 9.118 The applicant has provided a Transport Statement and a Technical Note by Velocity Transport Planning Ltd (August 2022).
- 9.119 As noted on plans and documents submitted, the site is accessed by a single vehicular with a large area of hardstanding to the rear for car parking.
- 9.120 The proposals would seek to retain the gym car parking spaces as these are required by the commercial occupier of Collingwood House. This matter has been discussed extensively with the applicant, and following revised plans submitted, a car parking space was removed from the proposed plans as this was considered to jeopardise the access into the residential site adjacent to House 1 and the landscaped area to the front of the dwelling. Swept path analysis shows parked cars can leave and enter the site without conflict with the bays (at least 2.4m wide) and/or Collingwood House or the residential development proposed. The Highways Team, in receipt of this information and amendment raised no further objection to the proposal.



Image 17: Swept Path Analysis for Refuse vehicle

- 9.121 With regard to servicing and household deliveries, servicing will either take place along Mercers Road where there is short stay parking restrictions between 10am-12pm Monday to Friday or within the existing turning head in front of Collingwood House. Swept path analysis details the access and egress to the site which will provide adequate space for delivery vehicles such as vans.
- 9.122 For refuse collection, vehicles would be able to reverse manoeuvre from Mercers Road rather than load directly from the highway. Swept path analysis details how the vehicles would be able to access the euro bins which are located up against the eastern boundary wall and not conflict with the parking bays or refuse store (also in the case the doors are open). This arrangement is shown in the swept path analysis below.
- 9.123 In relation to emergency access, swept path analysis also details that the fire tender can (in the event of a fire) access the site up to the first dwelling without conflict with either parking bays or the dwellings. The submission notes that all points within the houses will be within 90m of the position of the Fire Service vehicle shown when measured along a route suitable for laying a hose, and which follows the guidance of Clause 50.12 from BS9991 where sprinklers are installed within the houses to allow an extension of the hose laying distance. This is confirmed within the Fire Safety Strategy review by BB7 (February 2022) which demonstrates that the development proposals and required fire safety provisions are suitable to satisfy Policy D12(A) of the London Plan 2021. London Fire Brigade were consulted and stated that no further observations are required.

Construction Management Deliveries

- 9.124 Due to the proposed works, a Construction Management Plan will be required to demonstrate how the development would not result in congestion on the highway. The document will require details in accordance with the guidance of the Code of Construction Practice for Construction Sites (CoPCS) 2018.

Cycle storage

- 9.125 The provision of secure, sheltered and appropriately located cycle parking facilities (residents) will be expected in accordance with Transport for London's guidance: 'Cycle Parking Standards – TfL Proposed Guidelines' and Policy DM8.4 and Appendix 6 of the Development Management Policies 2013.
- 9.126 In accordance with Appendix 6, 15 bicycle spaces should be provided for the 15 bedrooms proposed. The cycle storage would be proposed where the existing cycle stores are currently sited which is deep to the rear of the site adjacent to the southern elevation of Collingwood House.
- 9.127 The allocation proposed (15) would meet the minimum requirements for a residential use and therefore would fulfil the requirements under Appendix 6, utilising two tiered stands and 1no. accessible space within a dedicated storage enclosure. Overall, the details are considered acceptable and accord with policy DM8.4 and Appendix 6 of the Development Management Policies 2013 and the Cycle Parking Standards – TfL Proposed Guidance. A condition will however be attached to request detailed layouts of the cycle storage.

Refuse and recycling

- 9.128 Paragraph 5.2 of the Islington Street Environment Services 'Recycling and Refuse Storage Requirements' provides advice in relation to acceptable refuse and recycling provision for new residential units.
- 9.129 The proposed bin store is proposed to be sited within the access lane just north of House 1. The area would serve of 3x1100L and 1x360L bins for the proposed dwellings. The refuse store is close to the access to allow for weekly collection. No objection is raised in this regard, and officers consider this to be the most appropriate siting.

Trees

- 9.130 DM6.5 states that Developments must protect, contribute to and enhance the landscape, biodiversity value and growing conditions of the development site and surrounding area, including protecting connectivity between habitats. Developments are required to maximise the provision of soft landscaping, including trees, shrubs and other vegetation, and maximise biodiversity benefits, including through the incorporation of wildlife habitats that complement surrounding habitats and support the council's Biodiversity Action Plan.
- 9.131 There are trees that bound the site to the front entrance, the east and west flank and the southern boundary. There is a mature willow tree within the boundary of 2 Mercers Road close to the site boundary. The Trees within the site and the adjacent willow tree are not subject to a TPO are statutorily protected by way of being located within the New River Conservation Area.
- 9.132 The application is supported by an Arboricultural Report by SJA Trees (September 2021) which details trees to be removed, trees to be pruned and trees to be retained and subsequent site supervision and tree protection measures for the trees located close to the new dwellings. The assessment surveyed a total of 24 individual trees and four groups of trees growing within or

immediately adjacent to the site. The report also notes that there are no individual category 'A' or category 'B' trees. All of the 24 trees on or directly adjacent to the site are assessed as category 'C' trees, being either of low quality, very limited merit, only low landscape benefits, no material cultural or conservation value, or only limited or short-term potential; or young trees with trunk diameters below 150mm; or a combination of these.

9.133 11 individual trees (nos. 7 – 8, 11, 14 – 20 & 22 as shown in report) are to be removed, either because they are situated within the footprints of proposed structures or surfaces, or because they are too close to these to enable them to be retained.

9.134 This document was reviewed by the Council's Tree Officer. It was noted that whilst there are



9.135 no trees of significant value on site. However, considering the little tree cover the site has the proposed landscaping, will not mitigate the loss. As such, this is contrary to council policy as there will be a net loss and loss of urban greening.

9.136 In response to this a new Arboricultural Report by SJA Trees (March 2022) along with a Landscape Addendum Document (April 2022) and Landscaping Plan. A tree inspection took place again in February 2022. The new report and plan detail more trees would be retained in order to respond to the original comments by the Tree Officer. This results in the removal of 9 trees instead of 11. Trees 19, 20 and 21 to the south west within the grounds of the West Mews are to be retained in addition to those previously stated as retaining. However, the landscaping scheme provided are considered by the Tree Officer to more appropriate both in the retention of a few trees but more so, the proposed landscaping appears achievable including some

cellular tree pits and species selection. Of particular improvement is the use of pleached crab apples in the narrow access which is a difficult space to landscape.



Photographs #1-#2: Leyland cypress no. 22 tight compression forks

- 9.137 Comments during the application process from residents have raised concern with the loss of the Leyland Cypress within the site which is located in between House 6 and Collingwood House. As noted within the Addendum Landscaping Plan, detailed consideration has been given to retaining Tree T22, however due to the nature and structure of the tree, the arboricultural advice is for the tree to be removed due to 'a structurally weak union at its main bifurcation'. Further details are set out in the revised Arboricultural Impact Report (22043- 01) by SJA, dated March 2022. The proposal is for the tree to be replaced with a semi mature tree of an appropriate species and size.
- 9.138 A condition requiring the submission of a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) is to be recommended prior to commencement of works. Overall, the proposals as amended are considered satisfactory by the Tree Officer.

Sustainability and Ecology

- 9.139 Policy DM7.1 provides advice in relation to sustainable design and construction, stating 'Development proposals are required to integrate best practice sustainable design standards (as set out in the Environmental Design SPD), during design, construction and operation of the development'. The proposed development should be maximised in terms of energy efficiency and carbon emission reduction, in accordance with policy DM7.2.
- 9.140 The NPPF confirms that the purpose of the planning system is to contribute to the achievement of sustainable development, and policies relevant to sustainability are set out throughout the NPPF. Further planning policies relevant to sustainability are set out in chapter 9 of the London Plan, Core Strategy policy CS10 and chapter 7 of the Development Management Policies. Islington's Environmental Design SPD is also relevant.
- 9.141 It is the council's and the Mayor's objective that all developments meet the highest standards of sustainable design and construction and make the fullest contribution to the mitigation of and adaptation to climate change. Developments must demonstrate that they achieve a significant and measurable reduction in CO₂ emissions, following the London Plan energy hierarchy. All developments will be expected to demonstrate that energy efficiency has been maximised and that their heating, cooling and power systems have been selected to minimise CO₂ emissions. In this regard, it is policy that the feasibility of providing Combined Heat and Power (CHP) / Combined Cooling Heat and Power (CCHP) be fully explored.

- 9.142 Policy S4 (Minimising greenhouse gas emissions) of the Emerging Draft Local Plan at Part D Minor new-build residential developments of one unit or more must achieve a minimum on-site reduction in regulated emissions of at least 19% beyond Part L of the Building Regulations, unless it can be demonstrated that such provision is not feasible.
- 9.143 The application is supported by a Sustainable Design & Construction Statement by Thornton Reynolds (Rev 5, undated) which now supersedes the former SDC statement Rev 3 with gas boilers removed and replaced by air source heat pumps. PV panels and a green roof were also added to improve the sustainability and biodiversity credentials of the proposal.
- 9.144 Using SAP calculations the SDC Statement details that it is estimated that energy efficiency measures would enable the dwellings to achieve a 19% reduction in regulated CO2 emissions beyond a development which complies with Building Regulations Part L 2013.
- 9.145 The Statement has provided details on how the development will meet baseline reductions through the use of low fabric u-values, new mechanical supply and extract ventilation, high efficiency ASHP heating system, energy efficient LED lighting and photovoltaics. These proposals as amended are supported by the Sustainability Officer. A revised SDC statement Rev 6 was submitted which corrects the kWp of PV panel output following a representation on the output of the PV panels. The applicant also confirmed that that the U-values estimated are correct, and wall thickness is a minimum of 450mm. The statement also responded to Emerging policies which are gathering weight but are not yet implemented.
- 9.146 Overall, the details are considered satisfactory for the development proposed.
- 9.147 A representation has been received addressing the submitted energy documentation and noting that the construction of the basements and use of intensive carbon materials such as concrete would proliferate emissions. The Council's current and emerging plan require regulated minimum on-site reduction in regulated emissions of at least 19% beyond Part L of the Building Regulations. It was also requested that a whole life carbon assessment takes place. In review of the London Plan (2021) it's considered that an assessment of this type is not required for minor residential schemes. For this minor scheme the details are considered to be acceptable and the details have been reviewed by the Sustainability Officer who considers the current requirements acceptable for this development.
- 9.148 The applicant has also agreed to contribute the full sum of £9000 to carbon offsetting as outlined within the Planning Obligations (Section 106) Supplementary Planning Document (the SPD). This has been secured through a Unilateral Undertaking.
- 9.149 Policy DM6.5 states that developments should maximise the provision of green roofs and the greening of vertical surfaces as far as reasonably possible, and where this can be achieved in a sustainable manner, without excessive water demand. New-build developments should use all available roof space for green roofs, subject to other planning considerations. The proposals have been amended to include the provision of a green roof. Full details regarding substrate, species and soil depths will be secured by a suitably worded condition. Bat and swift boxes are conditioned for each of the dwellings.
- 9.150 It is noted that some trees would be removed within the site that has the potential to adversely reduce the cutting of emissions in the borough. However, as detailed on the landscaping plan, a number of replacements are proposed as well as well as new planters. It's considered that the replacements and trees to be retained will be required by condition and that the removal of a number of low quality trees within the sites would fundamentally go against the Council's Net Zero objectives.

Fire Safety

- 9.151 Policy D12(A) of the London Plan (2021) requires new developments to achieve the highest standards of fire safety, embedding these at the earliest possible stage. This application proposes a 6no. new build dwellinghouses and so a Fire Safety Strategy by BB7 (February 2022) has been submitted in support of this application
- 9.152 The FSS covers means of building construction methods and materials, as well we means of escape, and access and facilities for the fire and rescue service.
- 9.153 The level of detail within the submitted PFSS is largely considered by Officers to be commensurate for a development of this scale (a minor development) and it is considered to comply with the overarching principle of Policy D12 from a planning perspective.
- 9.154 The submitted Fire Statement makes mutiple refrences back to the Building Regulations and the applicant is reminded that the Building Regulations 2010 legislation covers the construction and extension of buildings and these regulations are supported by Approved Documents. Approved Document B addresses fire safety precautions which must be adhered to, to ensure the safety of occupants, firefighters and those close to the building in the event of fire.

Affordable Housing

- 9.155 Islington's Core Strategy Policy CS12 - Meeting the housing challenge – states in part G that to provide affordable housing 50% of additional housing to be built in the Borough over the plan period should be affordable. All sites capable of delivering 10 or more units gross should provide affordable homes on site. Schemes below this threshold should provide a financial contribution towards affordable housing provision elsewhere in the Borough.
- 9.156 The Council's Affordable Housing Small Sites Contributions Supplementary Planning Document (the SPD) supports the implementation of the Core Strategy. The SPD confirms that all minor residential developments resulting in the creation of 1 or more additional residential units(s) are required to provide a commuted sum towards the cost of affordable housing on other sites in the Borough. The requirement applies not only to new build but also conversions of existing buildings resulting in the creation of new units and the subdivision of residential properties resulting in net additional units. Based on a study of the level of financial contribution that would be viable, the required contribution is £50,000 per additional (net) unit, which would accumulate to £300,000 for the 6 dwellinghouses proposed.
- 9.157 The applicant has agreed to contribute the full sum of £300,000 to the Council's Affordable Housing Small Sites Contributions as outlined within the Supplementary Planning Document (the SPD). This has been secured through a Unilateral Undertaking.

Community Infrastructure Levy and S106 Planning Obligations

- 9.158 The Community Infrastructure Levy will be calculated in accordance with the Mayor's adopted Community Infrastructure Levy Charging Schedule 2019 and the Islington adopted Community Infrastructure Levy Charging Schedule 2014. Both LBI and London Mayoral CIL will apply to the scheme. The payments would be chargeable on implementation of the development.
- 9.159 The Islington CIL was adopted on 1 September 2014 and all applications determined after this date are liable for an Islington CIL payment.
- 9.160 The following heads of Terms would be secured within a s106 agreement (Unilateral Undertaking):

1) Small Sites Contribution towards affordable housing: £300,000

2) CO2 offset payment: £9,000

3) Car free development.

Other Matters

- 9.161 Concerns have been raised in representations regarding noise during construction works at this site. The development works would be required to be undertaken in accordance with the Control of Pollution Act 1974. Building works must only be carried out between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays where they can be heard at the boundary of the property. In addition, given the backland siting of the application site and its constrained nature, a Construction Management Plan has been recommended by condition to ensure that the construction works do not impact on the amenities of neighbouring residential occupiers.

10. SUMMARY AND CONCLUSION

Summary

- 10.1 The proposal is considered to be acceptable, subject to conditions, and would not result in harm to the character or appearance of the local area and Conservation Area. The proposal has been reduced from 8 units to 6 from the originally withdrawn application and former pre-application to retain a mews character within this backland location. The proposed residential buildings are considered acceptable in design terms subject to conditions and would comply with Policies CS8 and CS9 of Islington's Core Strategy (CS) 2011, Policies DM2.1 and DM2.3 of Islington's Development Management Policies 2013 and London Plan 2021 policies D3 and D4 as well as accord with the National Planning Policy Framework (NPPF) 2021.
- 10.2 The proposed residential buildings are not considered to adversely impact the residential amenity of adjacent residential properties in line with policy DM2.1 of the Development Management Policies 2013 being designed, orientated and setback in a way from adjacent residential buildings. The proposal accords with policies DM2.1.
- 10.3 The proposed residential units are considered to provide an acceptable level of accommodation complying with policy CS12 (meeting the housing challenge) of Islington Council's Core Strategy 2011, Islington's Development Management Policy DM3.4, policy D6 (Housing quality and standards) of the London Plan 2021, Technical Housing Standards- Nationally Described Space Standards (March 2015) and the NPPF 2021. The proposal has reduced its massing and scope and has now overcome the previous concerns in this regard following the submission of amended plans.
- 10.4 The applicant has also agreed to pay the full required affordable housing contribution of £300,000 in line with policy CS12 Part G and the Council's Affordable Housing Small Sites SPD (2012) and the proposed arrangements to minimise emissions through evidence in the submitted Sustainable Design & Construction Statement and through carbon offsetting contributions (£9,000 contribution agreed) is considered to be an improvement over the environmental quality of the existing site. In accordance with the above assessment, it is considered that the proposed development is consistent with the policies of the London Plan, the Islington Core Strategy and the Islington Development Management Policies and should be approved accordingly.
- 10.5 It is recommended that planning permission be granted subject to conditions and legal agreement as set out in Appendix 1 - RECOMMENDATIONS.

APPENDIX 1 – RECOMMENDATIONS

RECCOMENDATION A

That planning permission be granted subject to the prior completion of a Deed of Planning Obligation made under section 106 of the Town and Country Planning Act 1990 between the Council and all persons with an interest in the land (including mortgagees) 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:

- Contribution of £300,000 towards affordable housing within the borough
- Contribution of £9,000 towards carbon off-setting.
- Car Free Development.

If the Committee resolve to grant, resolution will include provision to provide flexibility to officers to negotiate and finalise s106 on behalf of the Committee.

That, should the Section 106 Deed of Planning Obligation not be completed within 13 weeks from the date when the application was made valid or within the agreed extension of time, the Service Director, Planning and Development / Head of Service – Development Management or, in their absence, the Deputy Head of Service may refuse the application on the grounds that the proposed development, in the absence of a Deed of Planning Obligation is not acceptable in planning terms.

ALTERNATIVELY, should this application be refused (including refusals on the direction of The Secretary of State or The Mayor) 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 section 106 of the Town and Country Planning Act 1990 to secure to the heads of terms as set out in this report to Committee.

RECCOMENDATION B

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

List of Conditions:

1	COMMENCEMENT (3 YEAR CONSENT PERIOD)
	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 (COMPLIANCE)
	CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans: 180 Rev D, 199 Rev D, 200 Rev E, 201 Rev E, 202 Rev C, 230 Rev C, 231 Rev C, 240 Rev C, 241 Rev C, 242 Rev C, 243 Rev C, 244 Rev C, 245 Rev C, 246 Rev C, 250 Rev C, 251 Rev D, 252 Rev C, 253 Rev C, 254 Rev D, 255 Rev D, 256 Rev D, 257 Rev D, Design and Access Statement by Matthew Lloyd Architects (September 2021) Rev B,

	<p>Planning Statement by Savills (UK) Limited (September 2021), Acoustic Report for Planning by Temple Group Ltd (September 2021), ASHP Noise Assessment (28th November 2022) by Temple Group Ltd, Arboricultural Implications Report by SJA Trees (March 2022), Basement Impact Assessment by Malachy Walsh and Partners (September 2021), Desk Top Study & Site Investigation Report (5th September 2021), Draft Construction Logistics Plan (September 2021) by Velocity Transport Planning Ltd, Flood Risk Assessment and Surface Water Drainage Report by Malachy Walsh and Partners (September 2020), Fire Safety Strategy review by BB7 (February 2022), Heritage Statement by Savills (UK) Limited (August 2021), Landscape L80030_Collwood_Landscape_Addendum by Open (April 2022), Landscaping Plan (L80030_Collwod_GA P01), Sunlight and Daylight Report by EB7, Sustainable Design & Construction Statement by Thornton Reynolds (Rev 6, undated), Transport Statement Note by Velocity Transport Planning Ltd (August 2022), Technical Note by Velocity Transport Planning Ltd (August 2022) and Utilities and Drainage Statement by by Thornton Reynolds (undated).</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>
3	MATERIALS (DETAILS)
	<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 works commencing on site. The details and samples shall include:</p> <ul style="list-style-type: none"> a) Brickwork (including brick panels and mortar courses); b) Roofing; c) Window and door treatment (including sections and reveals); d) Terrace balustrade; d) Boundary treatments and e) 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 into perpetuity.</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 and preserves the character and appearance of the surrounding area.</p>
4	CONSTRUCTION MANAGEMENT PLAN (DETAILS)
	<p>CONDITION: Notwithstanding the details submitted with the application, a Construction and Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The CEMP should refer to Islington's Code of Practice for Construction Sites (2018) and include details and arrangements regarding:</p> <ul style="list-style-type: none"> a) The notification of neighbours with regard to specific works; b) Advance notification of any access way, pavement, or road closures; c) Details regarding parking, deliveries and storage including details of the routing, loading, off-loading, parking and turning of delivery and construction vehicles and the accommodation of all site operatives', visitors' and construction vehicles during the construction period; d) Details regarding the planned demolition and construction vehicle routes and access to the site;

	<p>e) Details regarding dust mitigation and measures to prevent the deposit of mud and debris on the public highway. No vehicles shall leave the site until their wheels, chassis and external bodywork have been effectively cleaned and washed free of earth, mud, clay, gravel, stones or any other similar substance;</p> <p>f) Details of waste storage within the site to prevent debris on the surrounding estate and the highway and a scheme for recycling/disposing of waste resulting from demolition and construction works;</p> <p>g) The proposed hours and days of work (with reference to the limitations of noisy work which shall not take place outside the hours of 08.00-18.00 Monday to Friday, 08.00-13.00 on Saturdays, and none on Sundays or Bank Holidays.)</p> <p>h) Details of any proposed external illumination and/or floodlighting during construction, including positions and hours of lighting;</p> <p>i) Details of measures taken to prevent noise disturbance to surrounding residents;</p> <p>j) Information on access and security measures proposed to prevent security breaches at the existing entrances to the site, to prevent danger or harm to the neighbouring residents, and to avoid harm to neighbour amenity caused by site workers at the entrances to the site;</p> <p>k) Details addressing environmental and amenity impacts (including (but not limited to) noise, air quality, smoke and odour, vibration and TV reception)</p> <p>l) Details as to how safe and convenient vehicle access will be maintained for all existing vehicle traffic at all times, including emergency service vehicles;</p> <p>m) Details of any construction compound including the siting of any temporary site office, toilets, skips or any other structure; and</p> <p>n) Details of any further measures taken to limit and mitigate the impact of construction upon the operation of the highway and the amenity of the area.</p> <p>o) Details of measures taken to minimise the impacts of the construction process on air quality, including NRMM registration.</p> <p>p) Details of measures taken to deal with any form of asbestos during the demolition of the existing garages.</p> <p>The report shall assess the impacts during the preparation/demolition, excavation and construction phases of the development on the surrounding roads, together with means of mitigating any identified impacts. The report shall also identify other local developments and highways works, and demonstrate how vehicle movements would be planned to avoid clashes and/or highway obstruction on the surrounding roads.</p> <p>The demolition and development shall thereafter be carried out in accordance with the approved details and measures.</p> <p>REASON: In order to secure the safe and efficient operation of the highway network, local residential amenity and to mitigate the impacts of the development.</p>
5	REFUSE/RECYCLING (COMPLIANCE)
	<p>CONDITION: The dedicated refuse / recycling enclosure(s) for the site 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.</p>

6	CYCLE PARKING (DETAILS)
	<p>CONDITION: Details of the layout, design and appearance (shown in context) of the bicycle storage area(s) for the site shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of the hereby approved development. The storage area(s) shall be secure and provide for no less than 15 (plus 1no. accessible space) for the residential use hereby approved.</p> <p>The bicycle storage area(s) shall be provided strictly in accordance with the details so approved, provided/erected prior to the first occupation of the development, 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</p>
7	INCLUSIVE DESIGN (COMPLIANCE)
	<p>CONDITION: Notwithstanding the Design and Access Statement and plans hereby approved, all residential units are to be constructed to Category M4 (2) standard as set out in the Approved Document M 2015 'Accessible and adaptable dwellings'. Evidence, that the appointed Building Control body has assessed and confirmed that these requirements will be achieved shall be submitted to and approved in writing by the LPA prior to any superstructure works beginning on site. Evidence to include detailed plans showing furniture, key dimensions and manoeuvring allowances, as set out in the provisions of the Approved Document M (Volume 1).</p> <p>The development shall be constructed strictly in accordance with the details so approved.</p> <p>REASON: To secure the provision of visitable and adaptable homes appropriate to meet diverse and changing needs, in accordance with Development Management Policy DM2.2.</p>
8	SECURE BY DESIGN (DETAILS)
	<p>CONDITION: Prior to commencement of the development approved, details of how the development achieves Secured by Design accreditation shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter into perpetuity.</p> <p>REASON: In the interests of safety and security.</p>
9	BAT/BIRD BOX (COMPLIANCE)
	<p>CONDITION: A minimum of 1no. bat and/or bird nesting boxes / bricks shall be installed prior to the first occupation of each of the 6 dwellings and shall be retained into perpetuity.</p> <p>REASON: To ensure the development provides the maximum possible provision towards creation of habitats and bio diversity enhancements.</p>
10	GREEN ROOF (DETAILS)
	<p>CONDITION: Details of the biodiversity green roof shown on 202 Rev C hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The biodiversity green roof shall be:</p> <p>a) biodiversity based with extensive substrate base (depth 80-150mm);</p>

	<p>b) laid out in accordance with plans submitted and hereby approved; and</p> <p>c) planted/seeded with an agreed 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> <p>The biodiversity green roof 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 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.</p>
11	ACCESS GATE (DETAILS)
	<p>CONDITION: Notwithstanding the plans hereby approved and prior to commencement of the pedestrian and cyclist gate, the final design of the gate and location of fobs, entry phones and access arrangements to the residential site shall be detailed and include elevations, sections and plans to ensure compliance with The Islington Inclusive Design SPD (2014).</p> <p>REASON: To ensure the works result in an inclusive environment.</p> <p>REASON: In the interests of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard of design</p>
12	FIXED PLANT NOISE LEVELS (DETAILS)
	<p>CONDITION: A scheme for sound insulation and noise control measures shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The sound insulation and noise control measures shall achieve the following internal noise targets:</p> <p>Bedrooms (23.00-07.00 hrs) 30 dB $L_{Aeq,8 \text{ hour}}$ and 45 dB $L_{max \text{ (fast)}}$ Living Rooms (07.00-23.00 hrs) 35 dB $L_{Aeq, 16 \text{ hour}}$ Dining rooms (07.00 –23.00 hrs) 40 dB $L_{Aeq, 16 \text{ hour}}$</p> <p>REASON: To provide adequate insulation for the proposed residential use.</p>
13	TREE PROTECTION (DETAILS)
	<p>CONDITION: Prior to the commencement of the development hereby approved (including demolition and all preparatory work), a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>Specific issues to be dealt with in the TPP and AMS:</p> <ol style="list-style-type: none"> a. Location and installation of services/ utilities/ drainage. b. Methods of demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees. c. Details of construction within the RPA or that may impact on the retained trees.

	<p>d. a full specification for the installation of boundary treatment works.</p> <p>e. a full specification for the construction of any roads, parking areas and driveways, including details of the no-dig specification and extent of the areas of the roads, parking areas and driveways to be constructed using a no-dig specification. Details shall include relevant sections through them.</p> <p>f. Detailed levels and cross-sections to show that the raised levels of surfacing, where the installation of no-dig surfacing within Root Protection Areas is proposed, demonstrating that they can be accommodated where they meet with any adjacent building damp proof courses.</p> <p>g. A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing.</p> <p>h. a specification for scaffolding and ground protection within tree protection zones.</p> <p>i. Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.</p> <p>j. details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires</p> <p>k. Boundary treatments within the RPA</p> <p>l. Methodology and detailed assessment of root pruning</p> <p>m. Reporting of inspection and supervision</p> <p>n. Methods to improve the rooting environment for retained and proposed trees and landscaping</p> <p>The development thereafter shall be implemented in strict accordance with the approved details.</p> <p>REASON: Required prior to commencement of development to satisfy the Local Planning Authority that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality, in accordance with Policy DM 2.3 and DM 6.5, policies G1, G5 and G7 of the London Plan, policies G1 and G4 of the emerging Local Plan and pursuant to section 197 of the Town and Country Planning Act 1990.</p>
14	<p>BASEMENT DEVELOPMENT MONITORING (COMPLIANCE)</p> <p>CONDITION: The Chartered Structural Engineer (BSc MSc C.Eng) certifying the Basement Impact Assessment (SMS) dated 13th September 2021 submitted to support the hereby approved development shall be retained (or a replacement person holding equivalent qualifications shall be appointed and retained) for the duration of the development to monitor the safety of the construction stages and to ensure that the long term structural stability of the existing buildings and other nearby buildings are safeguarded, in line with the supporting Structural Method Statement. At no time shall any construction work take place unless a qualified engineer is appointed and retained in accordance with this condition.</p> <p>REASON: To ensure that the construction work carried out is in accordance to the submitted Structural Method Statement for the duration of the construction and maintain compliance with the Islington Basement Development SPD (2016).</p>

15	ENERGY STATEMENT (COMPLIANCE)
	<p>CONDITION: Prior to the first occupation the sustainability measures identified within the approved Sustainable Design & Construction Statement by Thornton Reynolds (Rev 5, undated) (including achieving all the feasible passive measures, use of the efficient individual air source heat pump systems, use of PV panels and a reduction in CO2 emissions of 19% over the Part L 2013 of Building Regulations baseline) which shall be implemented in full prior to the first occupation of the hereby approved development and retained thereafter into perpetuity, unless otherwise agreed with the Local Planning Authority.</p> <p>REASON: In the interest of securing sustainable development.</p>
16	PERMITTED DEVELOPMENT RIGHTS REMOVED (COMPLIANCE)
	<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 approved 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 have on residential amenity and the overall good design of the scheme.</p>
17	FIRE STATEMENT (COMPLIANCE)
	<p>CONDITION: The hereby approved development shall in every aspect adhere to the submitted document titled 'Fire Safety Strategy review by BB7 (February 2022) and retained thereafter into perpetuity unless otherwise agreed in writing.</p> <p>REASON: In the interests of the safety of occupants of the buildings in the event of a fire and to comply with policy D12 of the London Plan.</p>
18	BOUNDARY WALL WORKS (DETAILS)
	<p>CONDITION: Prior to any works commencing on site, details of all new boundary fences/walls along the site edge shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter unless otherwise approved in writing by the Local Planning Authority.</p> <p>REASON: In the interest of safety and security, securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard and preserves the character and appearance of the Conservation Area.</p>
19	WATER EFFICIENCY CONDITION (COMPLIANCE)
	<p>CONDITION: The dwelling(s) shall be constructed to meet as a minimum the higher Building Regulation standard Part G for water consumption limited to 110 litres per person per day using the fittings approach.</p> <p>REASON: The site is in an area of serious water stress requiring water efficiency opportunities to be maximised; to mitigate the impacts of climate change; in the interests of sustainability; and to use natural resources prudently in accordance with the NPPF.</p>

20	ADDITIONAL TERRACE SCREENING (COMPLIANCE)
	<p>CONDITION: Notwithstanding the plans hereby approved, an additional <i>Bronze PPC Perforated Metal Privacy Screen</i> shall be added to the first-floor flank (north) of the terrace of House 6 prior to occupation of the dwelling.</p> <p>REASON: To protect the amenity of the adjoining residential property to the north.</p>
21	DRAINAGE (COMPLIANCE)
	<p>CONDITION: The hereby approved development shall in every aspect adhere to the submitted document titled 'Flood Risk Assessment and Surface Water Drainage Report by Malachy Walsh and Partners (September 2020)' and retained thereafter into perpetuity unless otherwise agreed in writing.</p> <p>REASON: To ensure the sustainable management of water.</p>
22	LAND CONTAMINATION INVESTIGATION (DETAILS)
	<p>CONDITION: Prior to the commencement of development the following assessment in response to the NPPF and in accordance with Land Contamination Risk Management (LCRM) guidance (Environment Agency as updated 2021) and BS10175:2011+A2:2017 shall be submitted to and approved in writing by the Local Planning Authority</p> <p>a) A land contamination investigation.</p> <p>The investigation shall be based upon and target the risks identified in the approved preliminary risk assessment and shall provide provisions for, where relevant, the sampling of soil, soil vapour, ground gas, surface and groundwater. All works must be carried out in compliance with and by a competent person who conforms to Land Contamination Risk Management (LCRM) guidance (Environment Agency as updated 2021) or the current UK requirements for sampling and testing.</p> <p>Following the agreement to details relating to point a); details of the following works shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site:</p> <p>b) A remediation method statement of any necessary land contamination remediation works arising from the land contamination investigation.</p> <p>This statement shall detail any required remediation works and shall be designed to mitigate any remaining risks identified in the approved site investigation. The development shall be carried out strictly in accordance with the investigation and any scheme of remedial works so approved and no change therefrom shall take place without the prior written approval of the Local Planning Authority. If, during development, contamination not previously identified is found to be present at the site, the Council is to be informed immediately and no further development (unless otherwise agreed in writing by the Council) shall be carried out until a report indicating the nature of the contamination and how it is to be dealt with is submitted to, and agreed in writing by, the Council. All works must be carried out in compliance with and by a competent person who conforms to Land Contamination Risk Management (LCRM) guidance (Environment Agency as updated 2021) or the current UK requirements for sampling and testing</p> <p>c) Following completion of measures identified in the approved remediation scheme a verification report, that demonstrates the effectiveness of the remediation carried out, must be produced which is subject to the approval in writing of the Local Planning Authority in accordance with part b). This report shall include: details of</p>

	<p>the remediation works carried out; results of any verification sampling, testing or monitoring including the analysis of any imported soil; all waste management documentation showing the classification of waste, its treatment, movement and disposal; and the validation of gas membrane placement. All works must be carried out in compliance with and by a competent person who conforms to Land Contamination Risk Management (LCRM) guidance (Environment Agency as updated 2021) or the current UK requirements for sampling and testing.</p> <p>REASON: To protect the amenity of future occupiers to the site and neighbouring properties.</p>
23	HIGHWAYS S278 (COMPLIANCE)
	<p>CONDITION: Prior to superstructure works commencing on site, the owner shall enter into a S278 agreement with London Borough of Islington Highways to secure the reinstatement of the footway and repairs should any damage occur during construction. Works to be undertaken by Islington Council Highways and costs paid for by the applicant.</p> <p>REASON: This is to mitigate the impact of the development and protect the streetscape, safeguarding the free and safe movement of pedestrians.</p>
24	NO USE OF FLAT ROOFS AS TERRACES (COMPLIANCE)
	<p>CONDITION: Notwithstanding the terrace areas approved and shown on the approved plans, all other flat roof areas of the dwellings shall be used as a terrace or any other form of private amenity space into perpetuity.</p> <p>REASON: To protect the amenity of the adjoining residential properties.</p>

List of Informatives:

1	S106
	<p>INFORMATIVE: The application is acceptable subject to the prior completion of a legal agreement under section 106 of the Town and Country Planning Act 1990 securing the heads of terms as set out in Appendix 1.</p>
2	Construction works
	<p>INFORMATIVE: Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Pollution Team, Islington Council, 222 Upper Street London N1 1XR (Tel. No. 020 7527 3258 or by email pollution@islington.gov.uk) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.</p>
3	Highways Requirements
	<p>INFORMATIVE: Compliance with sections 168 to 175 and of the Highways Act, 1980, relating to "Precautions to be taken in doing certain works in or near streets or highways". This relates, to scaffolding, hoarding and so on. All licenses can be acquired through streetworks@islington.gov.uk. All agreements relating to the above need to be in place prior to works commencing. Can be gained through streetworks@islington.gov.uk. Section 50 license must be agreed prior to any works commencing. Joint condition survey required between Islington Council Highways and interested parties before commencement of</p>

	building works to catalogue condition of streets and drainage gullies. Contact highways.maintenance@islington.gov.uk .
4	Highways (Additional)
	The Public footpath should not be obstructed at site entrance.
5	Tree Works
	<p>INFORMATIVE: The following British Standards should be referred to:</p> <ul style="list-style-type: none"> a. BS: 3998:2010 Tree work – Recommendations b. BS: 5837 (2012) Trees in relation to demolition, design and construction – Recommendations.

APPENDIX 2 - RELEVANT DEVELOPMENT PLAN POLICIES AND GUIDANCE

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

1. National and Regional Guidance

The National Planning Policy Framework 2021 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.

- NPPF (2021)

2. Development Plan

The Development Plan is comprised of the London Plan 2021, Islington Core Strategy 2011, Development Management Policies 2013 and Site Allocations 2013. The following policies of the Development Plan are considered relevant to this application:

A) The London Plan 2021 - Spatial Development Strategy for Greater London

Policy D4 Delivering good design
Policy D5 Inclusive design
Policy D6 Housing quality and standards
Policy D14 Noise
Policy HC1 Heritage conservation and growth
Policy SI 1 Improving air quality
Policy SI 2 Minimising greenhouse gas emissions
Policy SI 3 Energy infrastructure
Policy T1 Strategic approach to transport
Policy T4 Assessing and mitigating transport impacts
Policy T5 Cycling

B) Islington Core Strategy 2011

Policy CS8 Enhancing Islington's Character
Policy CS9 Protecting and enhancing Islington's built and historic environment
Policy CS10 Sustainable design
Policy CS11 Waste
Policy CS12 Meeting the Housing Challenge
Policy CS18 Delivery and infrastructure

C) Development Management Policies June 2013

Policy DM2.1 Design
Policy DM2.2 Inclusive Design
Policy DM2.3 Heritage
Policy DM3.4 Housing Standards
Policy DM3.5 Private Amenity Space
Policy DM6.1 Healthy development
Policy DM6.5 Landscaping, trees and biodiversity
Policy DM7.1 Sustainable Design and Construction
Policy DM7.2 Energy efficiency and carbon reduction in minor schemes

Policy DM8.4 Walking and Cycling

Policy DM8.5 Vehicle Parking

Policy DM8.6 Delivery and servicing for new developments

3. Designations

The site has the following designations under the London Plan 2021, Islington Core Strategy 2011, Development Management Policies 2013 and Site Allocations 2013:

- Mercers Road/Tavistock Terrace Conservation Area
- Core Strategy Key Areas (Nag's Head & Upper Holloway Road)

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

The following SPGs and/or SPDs are relevant:

London Plan – Accessible London (2016) and Character and Context (2014).

5. Emerging Policies

Draft Islington Local Plan (2019)

Emerging policies relevant to this application are set out below:

Policy DH1 Fostering innovation and conserving and enhancing the historic environment

Policy G4 Biodiversity, landscape design and trees

Policy G1 Green Infrastructure

Policy G5 Green Roofs

Policy H4 Delivering High Quality Housing

Policy H5 Private Outdoor Space

Policy S1 Delivering Sustainable Design

Policy S2 Sustainable Design and Construction

Policy S4 Minimising greenhouse gas emissions

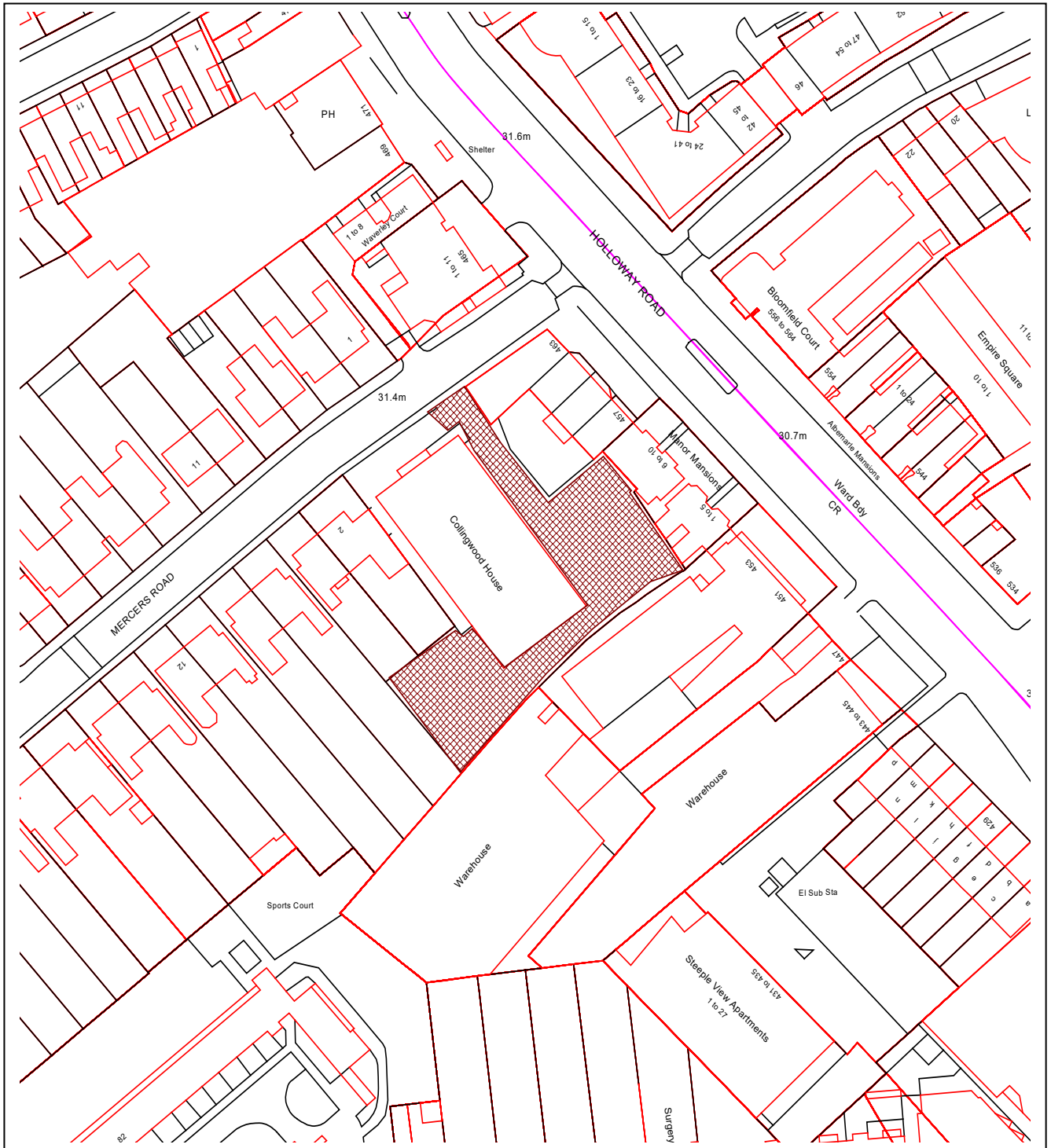
Policy T3 Car Free Development Parking

Policy T2 Sustainable Transport Choices

Policy T5 Delivery, Servicing and Construction

Policy ST2 Waste

ISLINGTON



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PLANNING COMMITTEE REPORT

 Development Management Service
 Planning and Development Division
 Community Wealth Building Department

PLANNING SUB COMMITTEE B		AGENDA ITEM NO:
Date:	13 June 2023	NON-EXEMPT

Application number	P2023/0296/FUL
Application type	Full Planning Application
Ward	Junction
Listed building	N/A
Conservation area	N/A
Development Plan Context	Article 4 Direction - office to residential Core Strategy Key Areas – Archway Town Centres – Archway Town Centre Site within 100m of a TLRN Road Business Association Areas – Junction
Licensing Implications	None
Site Address	New River College, Elthorne Road, London, N19 4AB
Proposal	Partial demolition of existing school buildings, refurbishment of the retained parts and erection of a single storey wraparound extension to provide additional education/training facilities with associated external landscaping including new entrance gate

Case Officer	Marc Davis
Applicant	Ms Imogen Webb
Agent	Mr Alex Young – Hawkins/Brown

1. RECOMMENDATION

- 1.1 The Committee is asked to resolve to **GRANT** planning permission subject to the conditions set out in Appendix 1.

2. SITE PLAN (SITE OUTLINED IN RED)



Figure 1 – Site Plan (with red line boundary)



Figure 2 – Aerial site plan (with red line boundary)

3. PHOTOS OF SITE/STREET



Figure 3 – View of the site from Elthorne Road (w/existing gate arrangement)



Figure 4 – View south-east to north-west (towards Giesbach Road) - storage building since demolished



Figure 5 – View north-west to south-east (towards Elthorne Road)



Figure 6 – View south-east to north-west (towards Giesbach Road)



Figure 7 – View of main entrance to school building



Figure 8 – View of existing 'back of house' area with storage shed



Figure 9 – View of existing concrete playground area (towards Elthorne Road)

4. SUMMARY

- 4.1 The application seeks to improve and enlarge educational facilities at New River College, in the form of a single storey wraparound extension, a new entrance gate and associated external landscaping. The school is located on the western side of Elthorne Road within close proximity to Archway Town centre and has been vacant since July 2021.
- 4.2 The proposed single storey wraparound extension would replace the existing ad-hoc single storey extensions that have been added to the principal school building over time. The extension would wrap around the north-western, north-eastern and south-eastern facades of the building and would provide new teaching space, sensory rooms, WC & shower and medical rooms. The existing parts of the school building would also be refurbished accordingly.
- 4.3 The new entrance gate would be located at the main school entrance from Elthorne Road. The existing entrance and pedestrian gates are separate, and the proposed works would incorporate both into a single gated entrance. Associated works include the creation of a school identification sign above, reading 'New River College' and an external entrance to a bin store.
- 4.4 The proposed landscaping works would be within the boundary of the site only and are designed to improve the quality of the existing playgrounds through methods such as re-surfacing, the creation of teaching pod facilities and the formation of an allotment area and associated planting and green space.
- 4.5 In land use terms, the National Planning Policy Framework (NPPF) states that Local Planning Authorities should give great weight to the need to create, expand or alter schools and should take a positive approach to development that will widen the choice of education. The Council Development Management Policies (2013) policy DM4.12 encourages the expansion of social infrastructure to support the needs of communities, such as schools. Its location is considered convenient for the communities it serves and would complement the existing uses and the character of the area and avoid adverse impacts on the amenity of surrounding uses.
- 4.6 The newly proposed extension, which would create an additional 131sqm of new educational floorspace, would allow the school to increase the number of pupils from 12 to 30. Although some of the existing open space would be lost, the community benefits of improving the facilities with a high-quality design and increasing the overall number of pupils are considered to outweigh any loss.
- 4.7 The design of the proposed extension, entrance gate and landscaping works are considered to be of an acceptable scale and in keeping with the existing buildings within the application site and the residential properties along Giesbach Road/Boothby Road and commercial properties along Elthorne Road. The proposed materials for the extension are also considered to be appropriate

and in keeping with the visual appearance of style and detailing of the existing buildings. The development overall would preserve the surrounding built character.

- 4.8 The proposed development would not have any adverse impacts on adjoining residents' amenity levels in terms of noise disturbance, overlooking or loss of light. The works to be undertaken would not result in any significant access, transportation or refuse issues over and above the existing situation at the school. The proposal is also considered acceptable on the grounds of inclusive design, following consultations with the Council's Inclusive Design Officers.
- 4.9 The proposal is considered acceptable subject to suitable conditions as set out in Appendix 1 and it is recommended that the application be approved.

5. SITE AND SURROUNDINGS

- 5.1 The application relates a school site located on the north-western side of Elthorne Road, within close proximity to Archway Town Centre. The site boundaries abut the rear of residential properties fronting both Giesbach and Boothby Roads, with the surrounding area being predominantly mixed use in character, with surrounding examples both of residential and commercial properties.
- 5.2 The school is made up of a principal single storey hipped roof building with several single storey ad-hoc additions that have been added over the years. There is a main artificial turfed area adjacent to the principal building and a hard-surfaced area located closer to the Elthorne Road entrance. The school has been vacant since July 2021 and the premise behind the proposal is to bring the school back into high-quality use for children with Special Educational Needs (SEN).
- 5.3 None of the school buildings or associated landscaped areas are statutory or locally listed, nor are they located within a conservation area. It is acknowledged however, that the site is located adjacent to Bellside House, a Grade B locally listed building at no. 4-6 Elthorne Road.

6. PROPOSAL (IN DETAIL)

- 6.1 The application seeks planning permission for the partial demolition of existing school buildings, refurbishment of the retained parts and erection of a single storey wraparound extension to provide additional education/training facilities with associated external landscaping including new entrance gate.
- 6.2 The proposed single storey wraparound extension would replace the existing ad-hoc single storey extensions that have been added to the principal school building over time. The extension would have a flat roof with a total of 15 no. rooflights (with roof surrounds) of various shapes and sizes. It would measure a depth of 9.75m along the north-western boundary (where it abuts the end of the gardens of Giesbach Road), 40m along the north-eastern boundary (where it abuts the end of the gardens of Boothby Road) and 18.8m towards the boundary with Elthorne Road. The extension itself would have a maximum height of 3.65m, whilst the rooflight roof surrounds would protrude an additional 1.0m, bringing the maximum height to 4.65m. The extension would provide new teaching space, sensory rooms, WC, shower and medical rooms. The existing parts of the school building would also be refurbished accordingly to bring it in line with modern educational standards.
- 6.3 The new entrance gate relates to the main school entrance from Elthorne Road. The existing entrance and pedestrian gates are separate, and the proposed works would incorporate both into a single gate. The proposed gate and associated fencing would replace a section of boundary wall and fencing that currently measures 4m in height. The new front boundary fencing would have a height of 3.1m and width of 3.765m. Associated works include the creation of a school identification sign above, reading 'New River College' and an external entrance to a bin store.
- 6.4 The proposed landscaping works would be within the boundary of the site only and are designed to improve the quality of the existing playground. Collectively, the following works are proposed:

- Re-tarmac existing concrete area for use as multi-use sports area
- Formation of a 'green wall'
- Refurbished school entrance area with feature paving and raised planter
- Provision of sensory post/fence system, separating entrance area and allotment
- Formation of allotment area with 0.45m high planting beds and gravel surfacing
- Planting of a specimen feature tree and associated free standing pergola
- Formation of outdoor teaching pod for outdoor lessons
- Hard and soft landscaping areas consisting of resin gravel and hard-wearing turf
- Formation of outdoor storage area – 6.0m (l) x 1.0m (w) x 2.0m (h)

6.5 It is noted that an application for an enclosed air source heat pump structure was approved in December 2022 under ref: P2022/3277/FUL. The air source heat pump does not form part of the current application and would be compatible with the proposal, given its siting away from the proposed extension and landscaping works in the south-western corner of the site. The recent officer visit to the site found that building work has already commenced on this proposal.

6.6 The submitted Design and Access Statement confirms that the hours of opening of the school after the proposed works will be the same as when the school was last in use, although these do not appear to have been authorised under a previous permission. The specified hours are as follows:

Weekdays

- 07:30 to 18:30 hours (staff)
- 08:45 to 17:30 hours (pupils)
- 18:00 to 21:00 hours (occasional non-school groups)

Weekends

- 10:00 to 18:00 hours (occasional non-school groups)

7. RELEVANT HISTORY

Planning Applications

P2022/3277/FUL - Erection of single storey building to house ground source heat pump equipment with associated works (following demolition of existing storage building). **Approved with Conditions** 07/12/2022.

P2018/1403/FUL - Demolition of existing building, and construction of five storey mixed use development to consist office (B1) use at basement and ground floor levels, and 9no. residential units (Use Class C3) from first floor to fourth floor inclusive, comprising 4no. 3 bedroom units, 3no. 1 bedroom units and 2no. 2 bedroom units, with associated bin storage and cycle parking and associated alterations. **Refused** 25/10/2018. **Appeal Dismissed** 12/09/2019.

P2014/0767/COL - Application for Certificate of Lawfulness (Existing) in connection with B1 use. **Refused** 22/04/2014.

951430 - Change of use of first and second floors of Class B1 office building (last use as temporary training centre) to Class D1 educational use, as additional accommodation for the adjoining Harborough School, together with D1 use of the portion of the ground floor which gives access to upper floors. **Approved with Conditions** 02/11/1995.

851440 - Elevational and other alterations in connection with the use of the ground floor as a Day Centre for the Elderly. **Approved with Conditions** 22/10/1985.

841642 - Temporary change of use to first and second floor commercial training centre and ground floor day centre for the elderly. **Approved with Conditions** 08/01/1985.

8. CONSULTATION

Public Consultation

8.1 Letters were sent to occupants of 71 no. adjoining and nearby properties on 15th March 2023. A site notice was also displayed. The consultation period ended on 8th April 2023. A total of one public objection was received. The objection concerns:

1. *Overlooking and loss of privacy to neighbouring properties (Please see paragraph 10.37)*

Internal Consultees

8.2 **Inclusive Design:** Support the scheme but have sought clarity on the following aspects:

- Clarification on whether the cycle stands can accommodate cycles/tricycles
- Clarification on the ramp associated with the new entrance gate
- Confirmation of the weight of the doors and specifications of the leafed doors
- Clarification on whether a path can lead to the outdoor teaching pod
- Request for back and arm rests to be incorporated to the outdoor furniture

External Consultees

8.3 **Better Archway:** Support the scheme and the use of an air source heat pump.

8.4 **Islington Swifts:** request that at least one integrated swift nesting box is installed near roof level

9. RELEVANT STATUTORY DUTIES & DEVELOPMENT PLAN CONSIDERATIONS AND POLICIES

9.1 Details of all relevant policies and guidance notes are attached in Appendix 2. This report considers the proposal against the following development plan document.

9.2 Islington Council (Planning Sub-Committee), in determining the planning application has the following main statutory duties to perform:

- To have regard to the provisions of the development plan, so far as material to the application and to any other material considerations (Section 70 Town & Country Planning Act 1990);
- To determine the application in accordance with the development plan unless other material considerations indicate otherwise (Section 38(6) of the Planning and Compulsory Purchase Act 2004) (Note: that the relevant Development Plan is the London Plan and Islington's Local Plan, including adopted Supplementary Planning Guidance.) and;
- As the development is within a conservation area, the Council also has a statutory duty in that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area (s72(1) Planning (Listed Buildings and Conservation Areas) Act 1990).

9.3 National Planning Policy Framework (NPPF): Paragraph 11 states: "at the heart of the NPPF is a presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision-taking. For decision-taking this means: approving development proposals that accord with the development plan without delay.

9.4 At paragraph 8 the NPPF states: "that sustainable development has an economic, social and environmental role".

9.5 Since March 2014 Planning Practice Guidance for England has been published online.

- 9.6 In considering the planning application account has to be taken of the statutory and policy framework, the documentation accompanying the application, and views of both statutory and non-statutory consultees.
- 9.7 The Human Rights Act 1998 incorporates the key articles of the European Convention on Human Rights into domestic law. These include:
- Article 1 of the First Protocol: Protection of property. Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law.
 - Article 14: Prohibition of discrimination. The enjoyment of the rights and freedoms set forth in this Convention shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth, or other status.
- 9.8 Members of the Planning Sub-Committee must be aware of the rights contained in the Convention (particularly those set out above) when making any Planning decisions. However, most Convention rights are not absolute and set out circumstances when an interference with a person's rights is permitted. Any interference with any of the rights contained in the Convention must be sanctioned by law and be aimed at pursuing a legitimate aim and must go no further than is necessary and be proportionate.
- 9.9 The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. The Committee must be mindful of this duty inter alia when determining all planning applications. In particular, the Committee must pay due regard to the need to:
- (1) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
 - (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
 - (3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

National Guidance

- 9.10 The National Planning Policy Framework (2021) seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF is a material consideration and has been taken into account as part of the assessment of these proposals.

Development Plan

- 9.11 The Development Plan is comprised of the London Plan (2021), Islington Core Strategy (2011), Development Management Policies (2013). The policies of the Development Plan are considered relevant to this application and are listed at Appendix 2 to this report.

Designations

- 9.12 The site has the following designations under the London Plan (2021), Islington Core Strategy (2011), Development Management Policies (2013):

- iArticle 4 Direction - office to residential
- iCore Strategy Key Areas – Archway
- iTown Centres – Archway Town Centre

- Site within 100m of a TLRN Road
- iBusiness Association Areas - Junction

Supplementary Planning Guidance (SPG) / Document (SPD)

9.13 The SPGs and/or SPDs which are considered relevant are listed in Appendix 2.

Emerging Policies

Draft Islington Local Plan 2019

9.14 The Regulation 19 draft of the Local Plan was approved at Full Council on 27 June 2019 for consultation, with consultation on the Regulation 19 draft taking place from 5 September 2019 to 18 October 2019. The Draft Local Plan was subsequently submitted to the Secretary of State for Independent Examination in February 2020. The Examination Hearings took place between 13 September and 1 October 2021. The Council consultation on Main Modifications to the plan took place between 24 June to 30 October 2022.

9.15 In line with the NPPF, Local Planning Authorities may give weight to relevant policies in emerging plans according to:

- The stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

9.16 Given the advance stage of the draft plan and the conformity of the emerging policies with the Framework it is considered that policies can be afforded moderate to significant weight depending on the significance of objections to main modifications.

9.17 Emerging policies that are relevant to this application are set out below in **Appendix 2**.

10. ASSESSMENT

10.1 The main issues arising from this proposal relate to:

- Land Use
- Design and Character
- Neighbouring Amenity
- Landscaping, Trees and Biodiversity
- Highways and Transportation
- Refuse and Recycling

Land Use

10.2 The proposed single storey extension, which would involve alterations to the existing single storey school building, would provide additional facilities to New River College resulting in additional education, training and sports facilities in the form of new teaching space, sensory rooms, WC, shower and medical rooms. Associated outdoor landscaping works are also proposed.

10.3 The National Planning Policy Framework (NPPF) states that Local Planning Authorities should give great weight to the need to create, expand or alter schools and should take a positive approach to development that will widen the choice of education. The DCLG Policy Statement (2012)- Planning for schools - mirrors this aim, stating that local authorities should give full and thorough consideration to the importance of enabling the development of state funded schools, including free schools.

- 10.4 Policy S1 (Developing London's Social Infrastructure) of the London Plan 2021 states that Development proposals that provide high quality, inclusive social infrastructure that addresses a local or strategic need and supports service delivery strategies should be supported (Policy S1 Part C). It follows up in Part D of the Policy that proposal that seek the best use of the land should be encouraged and supported. New facilities should be easily accessible by public transport, cycling and walking and should be encouraged in high streets and town centres. Part G of the Policy also states that *"Redundant social infrastructure should be considered for full or partial use as other forms of social infrastructure before alternative developments are considered, unless this loss is part of a wider public service transformation plan"*
- 10.5 Policy S3 (Educational and Childcare facilities) of the London Plan (2021) supports the expansion of education facilities and the enhancement of facilities for educational purposes. The provision of additional school facilities and space is classified as provision of new social infrastructure which is supported by policy DM4.12 of the Development Management Policies (2013). Development Management Policy DM4.12 is very supportive of new social and community infrastructure provision, which the proposed expanded school would represent. The school provides a valuable service in this locality, which the council would wish to support and encourage. Policy DM4.12C sets out criteria for new social infrastructure, which must:
- i. *be located in areas convenient for the communities they serve and accessible by a range of sustainable transport modes, including walking, cycling and public transport;*
 - ii. *provide buildings that are inclusive, accessible, flexible and which provide design and space standards which meet the needs of intended occupants;*
 - iii. *be sited to maximise shared use of the facility, particularly for recreational and community uses; and*
 - iv. *complement existing uses and the character of the area, and avoid adverse impacts on the amenity of surrounding uses. As such, the proposal would result in.*
- 10.6 Paragraph 4.69 associated with Policy DM4.12 states 'development/redevelopment of social and strategic infrastructure should be designed to meet the needs of their intended occupants, taking into account any appropriate regulations and national design and space standards'
- 10.7 Meeting the needs of current and future pupils within the school grounds is evidently a key benefit of this proposal. It would provide better quality facilities for a specific educational need which is fundamental to Policy S1 of the London Plan as highlighted above which supports high quality inclusive social infrastructure. The new buildings and the integration of the older building with a more coordinated layout throughout the school and the outdoor areas would also comply with the broad aims of policy S1 of the London Plan which seeks the best use of the land. It would be in accordance with the National Planning Policy Framework which states that the Government, "attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement..." The framework also states that Council's should give "great weight to the need to create, expand or alter schools". The London Plan is supportive of proposals which enhance education and skills provision, including the expansion of existing facilities.
- 10.8 The need for facilities is also highlighted in section 4 of the Islington Core Strategy which highlights the current accessibility to a range of additional services by Islington's schools. Therefore, in land use terms, it is considered that the expansion of the school at this location would offer a number of policy benefits specific to this proposal.
- 10.9 Notwithstanding the acceptability of the principle of providing improved facilities for the school, paragraph 99 of the National Planning Policy Framework states that 'existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or

b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or

c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

10.10 Part E of Policy DM6.3 (Protecting Open Space) of the Islington Development states that “Development of private open space is not permitted where there would be a significant individual or cumulative loss of open space/open aspect and/or where there would be a significant impact on amenity, character and appearance, biodiversity, ecological connectivity, cooling effect and/or flood alleviation effect.”

10.11 Part D of Policy G2 (Protecting Open Space) of the Draft Islington Local Plan (2019) states that Development of private open spaces will not be permitted where, individually or cumulatively:

i) the site makes a valuable contribution to the character and appearance of the surrounding area, including its open aspect;

ii) the site is of biodiversity value, including consideration of ecological connectivity in the wider area;

iii) the site is of social or community value, for example, areas that provide access to green space and nature;

iv) the site makes, or has the potential to make, a contribution to mitigating the impacts of climate change, including urban cooling and reducing flood risk; or

v) the development would have a harmful impact on the amenity of future or neighbouring occupiers through its future development.

10.12 Policy S3 Part C of the London Plan (2021) relates to the net loss of education or childcare facilities and resists any loss, “*unless it can be demonstrated that there is no ongoing or future need*”. This stance is also reflected for the loss of play provision under Policy S4 (Play and Informal Recreational) Part B and also partially within Policy S5 (Sports and Recreational Facilities) of London Plan. It is acknowledged that the proposed extension would result in the loss of an extent of open space within the school site, namely the spaces between the existing additions and the site boundary, rather than the larger, more open play spaces. An officer visit to the site confirmed that the spaces to be lost are primarily redundant spaces which were not previously in use as either sports or recreational land facilities, existing merely as a result of the principal building’s existing additions being built at differing periods of time. It was noted during the visit that the area adjacent to the main entrance was used as a garden area with associated planters to be removed, but this was not of high-quality. Furthermore, although a square shaped area at the rear looks to be an open space, the visit found this to be a ‘back of house’ area which incorporates a storage shed and has not previously been in use as a playground area.

10.13 When taking into account the existing situation, the overall open space to be lost is considered inaccessible to the pupils or underutilised. Whilst a reduction of open space is therefore acknowledged here, the overall quality of this space is considered poor given the enclosed locations between dilapidated, ad-hoc additions. The principle of building on these spaces is therefore accepted and it should also be noted that the remaining open spaces which would enhance play areas with a mixture of both soft and hard landscaping counterbalances the small percentage loss. Officers are satisfied that in spite of the loss of open space, the social infrastructure would continue to serve the needs of the neighbourhood and/or wider community via modern infrastructure, in accordance with Policy S1 of the London Plan (2021).

10.14 Both Policy DM6.3 of the Islington Development Management Policies (2013) and Policy G2 of the Draft Islington Local Plan (2019) resist the loss of private open space where there would be a significant on impact on amenity, character and appearance, biodiversity and the environment. The London Plan also resists the loss but *where it is shown to be the need either for re-provision or identification*

that there is no ongoing need for the space. Figure 10 below demonstrates an outline of the extent of existing private open space which is to be lost.



Figure 10 – Aerial view, showing an outline of the extent of open space to be lost

- 10.15 The proposed extension would have a total floor area of 131sqm in this case. When compared against the total site area of 1407sqm, this represents a percentage of 9.31% of the total space. Cumulatively with existing floor area, the new total floor area of the school buildings would be 666sqm which, against the total site area represents a total of 47.33%. With the total figure of built floorspace representing less than half of the total site area, officers are satisfied that a sufficient proportion of open space would still be retained within the site as a result of the extension which is welcomed in this urban location. When balanced against the loss of open space, it is also evident that the extension would result in additional high-quality educational facilities, aiding in bringing the school back into use for a greater number of pupils than previous uses. The loss of open space, which officers do not deem to account as 'significant' as per the policy, can therefore be accepted on balance in this case.
- 10.16 As outlined above, the application form confirms that the school has been vacant since July 2021 and thus the requirement for the improvement works is acknowledged, with bringing the school back into viable use a priority in line with Policy DM4.12. Before the school became vacant, the number of pupils at the school was confirmed to be 12. The applicant has since confirmed that the proposal would result in the number of pupils increasing to 30. Although this would be more than double the number of original students, the overall number is still considered to be low in proportion to the site area and it is considered that the total of 30 students would not add unreasonable strain on the site and its existing constraints. It is also important to note that the school caters for children with special educational needs (SEN) and does therefore not see the same number of pupils as other schools in the borough.
- 10.17 Overall, given the policy objectives of providing expanded and improved facilities for educational purposes, the proposal is considered to be acceptable in land use terms and would enhance the teaching facilities at the school, as well as secure optimum use of the facilities via shared use of the facilities. It would comply with the strategic National Policies (NPPF) as well as those found within the Development Plan (London Plan, Islington Core Strategy, and Development Management Policies).

Design and Character

10.18 Policies CS8 and CS9 of Islington's Core Strategy (CS) 2011 and Policy DM2.1 of Islington's Development Management Policies 2013 accord with the National Planning Policy Framework (NPPF) in seeking to sustain and enhance Islington's built environment. Taken together, they seek to ensure that proposed development responds positively to existing buildings, the streetscape and the wider context, including local architecture and character, surrounding heritage assets, and locally distinctive patterns of development. Policy DM2.3 states that Islington's historic environment is an irreplaceable resource, and the council will ensure that the borough's heritage assets are conserved and enhanced in a manner appropriate to their significance.

Single Storey Rear Extension:

10.19 At present, the site contains several ad-hoc flat roofed additions to the principal school building. These buildings have been identified as being in a poor state of repair and poorly insulated. Given these factors and that the existing additions do not present a consistent footprint, their demolition and replacement with a well-designed, more cohesive extension is supported in design principle. Some examples of the existing additions in their current form, can be seen in Figure 11, below.

10.20 The proposed extension would be designed to wrap around the north-west, north-east and south-west sides of the principal school building. The main bulk of the extension would abut the end of the gardens of Boothby Road, whilst a section of the extension would also abut the end of the gardens of Giesbach Road. The other sections would wrap around the principal school building, leaving only the front elevation of the school building unaltered.



Figure 11 – Example condition of existing ad-hoc extensions

10.21 The proposed extension would be single storey in design with a flat roof, adding an area of 131sqm to the principal building. Several double glazed rooflights are proposed within raised zinc clad surrounds. The existing windows and doors in the retained parts are to be replaced with double-glazed aluminium framed windows and doors. The footprint of the proposed extension and associated rooflights and zinc clad surrounds can be seen in Figure 12 (below), as the flat-roofed grey section of footprint.

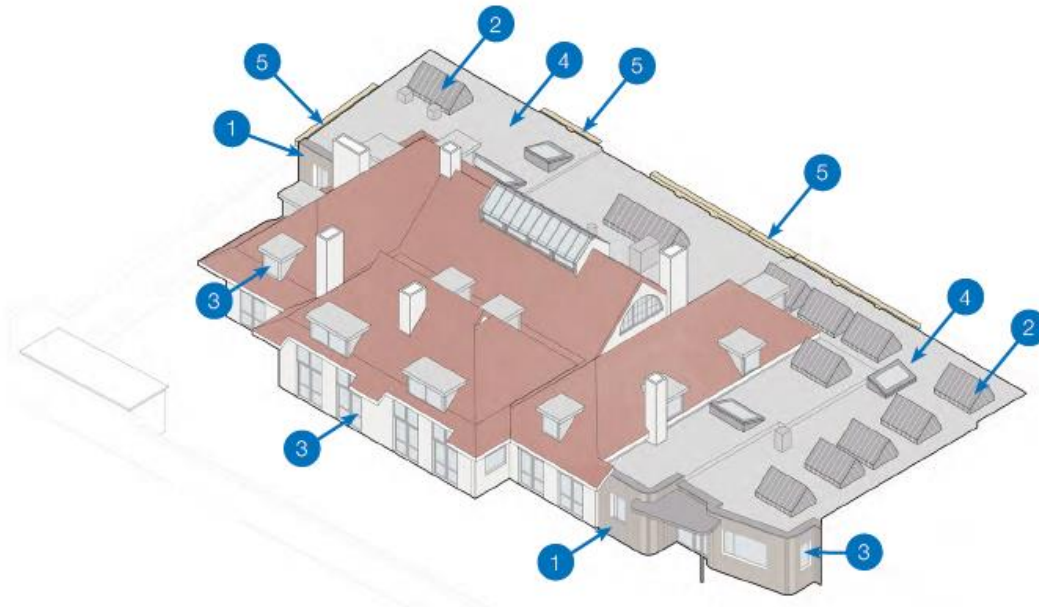


Figure 12 – Footprint of the proposed extension and associated rooflights (grey area)

10.22 In terms of scale and massing, the proposed flat-roof extension has been designed to match the pitched roof eaves height of the principal school building and therefore, whilst its footprint is considerable, particularly along the north-eastern boundary (Boothby Road) of 40.0m, it would still serve as a subordinate, non-dominant addition to the existing building. It is also noted that the school building itself is set back approximately 30.0m from the streetscene of Elthorne Road and this would result in the proposed extension not being prominent in the public realm.

10.23 The proposed materiality for the extension is demonstrated in Figure 13, below. The principal external material for the walls of the extension would be vertical timber cladding (1), with a bitumen sheeted flat roof (4), additional zinc cladding for the raised rooflight surrounds (2) and double-glazed aluminium windows and doors. Where applicable, boundary walls are also to be built up in London Stock brickwork (5) to match the finish of any existing boundary walls.

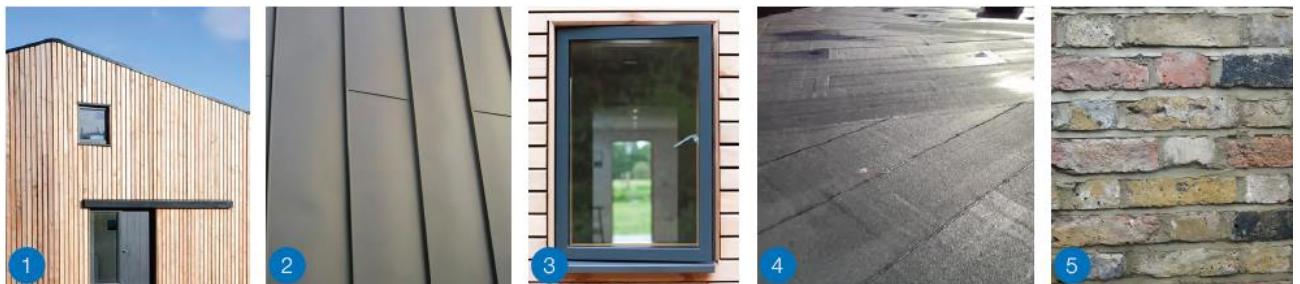


Figure 13 – Proposed materiality of extension, to be read in line with Figure 12 (above)

10.24 The extension proposes a contemporary appearance with the materials that have been selected. The materials are considered to compliment the original school building which has a more traditional form and appearance, by adding architectural interest and vibrancy to the building which in its existing form appears slightly tired and dated. As noted above, the principal building itself is considerably setback from the streetscene of Elthorne Road and the site is not located within an area of conservation. Whilst the proposed extension therefore may be partly visible in the public realm, most notably the zinc rooflight surrounds, the absence of heritage constraints in this case provides justification for a more modern design for the extension, deviating from the building's more traditional form.

10.25 Although it is acknowledged that the new extension would be visible from some private views, most notably, from Boothby Road, it is considered that the overall height of the extension would not be dissimilar from the ad-hoc single storey additions which currently exist. A comparison drawing of the height difference between the existing ad-hoc extensions and proposed extension can be seen in Figure 14, below which shows that in exception to the raised rooflight surrounds, the height would be broadly consistent between the two roof forms. It is considered therefore that the

introduction therefore of a more consistent footprint of high-quality design is considered to improve the visibility aspects from surrounding private views from when compared to the existing situation.



Figure 14 – Comparison of existing (above) and proposed (below) extension heights

10.26 The positioning of the extension also favours a contemporary approach to the design given its visibility from public viewpoints would be limited due to the set back from the street. Officers are therefore satisfied that the design and the appearance of the extension would remain subordinate given its modest scale and massing and also complement the existing building with the use of contemporary materials. Therefore, the proposed extension is therefore considered acceptable from design perspective and would not harm the surrounding built character in this case.

10.27 While not located within a conservation area, the proposal is located in close proximity to Bellside House, a Grade B locally listed building at no. 4-6 Elthorne Road to the north-east of the site. Given the proposed building would have similar heights to the existing ad-hoc structures, Officers are satisfied the proposal would represent a visual improvement in terms of appearance and the overall impact upon the setting of the locally listed building is deemed to be minimal and acceptable.

New Site Entrance Gate:

10.28 It is proposed to install a new site access gate fronting Elthorne Road with associated ramp and boundary treatment. The existing arrangements sees a main vehicular entrance and separate pedestrian entrance located within a white painted brick wall. The new arrangement proposes to integrate the pedestrian and vehicle entrance with the use of a double-wire fence system with a single-leaf design detail. An identification sign depicting the name of the school located above, which when assessed against Advertisement Regulations would be deemed consent and not subject to a separate advert application. The existing painted brick wall would be replaced by a 0.5m high brick wall with fencing above. A comparison between the existing and proposed arrangements can be seen below in Figures 15 and 16, respectively.

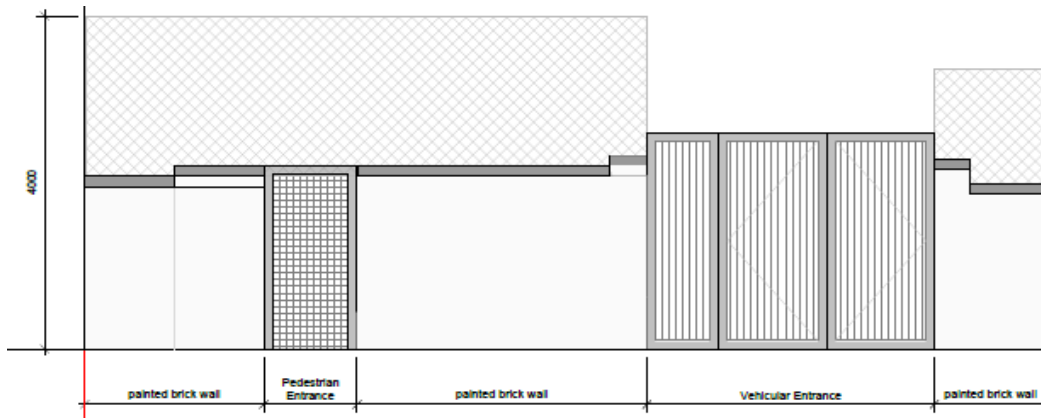
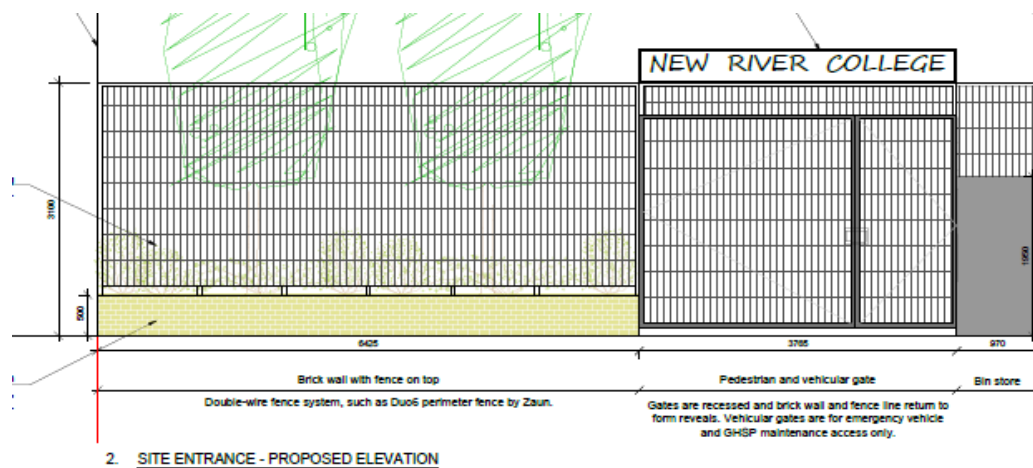


Figure 15 – Existing Site Entrance (Elthorne Road)



2. SITE ENTRANCE - PROPOSED ELEVATION

Figure 16 – Proposed Site Entrance

10.29 The existing entrance is poor quality which appears imposing and is of detriment to the street scene. The new arrangement is deemed to introduce an overall visual improvement to the streetscene and would see a more consistent design form. The materiality is deemed an improvement on the existing situation, notably, owing to the introduction of a lightweight high fence which is less imposing than the solid wall structure and fencing above which currently exists. When combined with the newly proposed soft landscaping, the boundary treatment would eventually mature to appear more softer visually from the street than what is presently existing. The overall height of the boundary treatment would be reduced combined with the transparent nature of the fencing would ensure the treatment is less imposing. The pedestrian and vehicle gate would also be logistically combined as one single gate and small-scale identification signage (reading the school's name) would further contribute towards an improved visual appearance. Overall, concerns are therefore not raised to the site entrance gate arrangement from a design and appearance perspective.

10.30 The applicant has confirmed that the doors have been designed to the requirements of Building Regulation Approved Document Part M which is welcomed. However, clarification has also been requested from the Council's Inclusive Design Officers on how the ramp associated with Approved Document Part M. The applicant has confirmed that the ramp is required to make the newly formed multi-use sports area as level useable as possible. The ramp is considered to be a small-scale, necessary addition and is accepted in planning design terms in this case. It is considered that the specifics, alongside the proposed design detailing for the gate, can be covered as part of the recommended landscaping scheme condition (see Landscaping, Trees and Biodiversity section for further details).

Associated Works:

10.31 Landscaping works to the existing play facilities are proposed. These consist of several elements which are discussed further in the 'Landscaping, Trees and Biodiversity' section of the report but

from a design and appearance perspective, they are considered not to raise a concern as they would be small-scale and set away from the public realm, being of benefit to the existing school. A multi-use games area (MUGA) would be formed within the existing hard landscaped area but would consist of a multi-sport panel and associated line painting only, omitting any associated floodlighting.

- 10.32 It is also proposed to introduce cycle parking stands with an associated covering canopy. A new refuse store arrangement would also be created. Although these would be located closer to the street (Elthorne Road), any impact on character is considered to be outweighed by the benefits the arrangements would bring in refurbishing the vacant school.

Design Conclusion

- 10.33 The proposed extension and associated works are considered to be of high-quality design and would be of benefit to New River College, providing improved facilities for education and training. For this reason and those outlined above, it is considered that the proposal accords with the relevant sections of the NPPF (2021), Policies D3 and D4 of the London Plan (2021), Policy CS8 of the Islington Core Strategy (2011), Policy DM2.1 of the Development Management Policies (2013) and the guidance contained within the Urban Design Guide (2017).

Neighbouring Amenity

- 10.34 Development Management Policy DM2.1 (part Ax) confirms that, for a development proposal to be acceptable it is required to provide a good level of amenity including consideration of noise and the impact of disturbance, hours of operation, vibration, pollution, fumes between and within developments, overshadowing, overlooking, privacy, direct sunlight and daylight, over-dominance, sense of enclosure and outlook.
- 10.35 The proposed extension would be single storey in height and would not encroach beyond the eaves of the principal pitched-roof school building, nor would it protrude beyond the height of existing residential boundary walls to Giesbach and Boothby Road. Given this is the case and that the single storey extension would be positioned approximately 9.0m from the residential buildings (1-7 Boothby Road) and approximately 6.0m from the residential buildings at 28-30 Giesbach Road, it is considered not to create undue harm to neighbours in the form of loss of light, increased overshadowing and loss of outlook/increased sense of enclosure.
- 10.36 With regard to impacts to neighbouring privacy, a public representation has been received highlighting this as a concern to the buildings 1-7 Boothby Road. It is important to note that no windows are being proposed that would directly face the properties of Boothby Road. Whilst it is acknowledged that rooflights are proposed with associated raised surrounds, these would be high level and would not present the opportunity for direct outlook to neighbouring habitable windows. Therefore, whilst the objection is noted in this case, officers are satisfied that the proposal would be acceptable on the grounds of overlooking and privacy.
- 10.37 In terms of noise impacts, although the number of pupils would be increasing and new landscaping works are being proposed, the principal use of the site as a SEN would not be changing. As previously noted, the increase in the number of pupils from 12 to 30 is considered not to be unreasonable. The school site has an overall area of 1407sqm and is therefore deemed to be suitably equipped to accommodate such numbers without resulting in undue strain on the surrounding residents.
- 10.38 The development is in a highly constrained site surrounded by nearby residential and therefore some disruption is inevitable as a result of constructions. Any recommendation for approval of permission will therefore include a pre-commencement condition which requests a fully detailed plan to be submitted outlining the construction arrangements. In addition, Officers note that no community use is proposed as part of the application. The submitted Design & Access statement has indicated weekend use of the site. Should the applicant intend to undertake a community use, a Community Use Operation Plan shall be submitted and approved by the Council. The details shall include the nature of the use, hours of use and controls in place to manage the community use. This would be secured via condition (condition 8 below).

- 10.39 Finally, it is noted that the drawings suggest that where applicable, boundary walls will be built up in London stock brickwork. Although not a material consideration, such works may result in the requirement for a party wall agreement between the applicant and the owners of the surrounding residential properties. A further informative will therefore be included as part of any recommendation for approval to remind the applicant of this.
- 10.40 Overall, the proposal would accord with policy DM2.1 and DM4.12 which requires development to safeguard the residential amenity to neighbouring properties.

Landscaping, Trees and Biodiversity

- 10.41 Policy DM6.5 states that developments must aim to protect the landscape, biodiversity value and growing conditions of the development site and surrounding area. Developments are required to maximise the provision of soft landscaping, including trees, shrubs and other vegetation, and maximise biodiversity benefits, including through the incorporation of wildlife habitats that complement surrounding habitats and support the council's Biodiversity Action Plan.
- 10.42 The application proposes the following landscaping changes which can be read in accordance with Figure 17 (below). The new entrance (1), bin store (4) and cycle parking (5) are not included in the below list and are instead discussed separately within the relevant sections of the report.

- Re-tarmac existing concrete area for use as multi-use sports area (2)
- Formation of a 'green wall' decoration (3)
- Refurbished school entrance area with feature paving and raised planter (6)
- Provision of sensory post/fence system, separating entrance area and allotment (7)
- Formation of allotment area with 0.45m high planting beds and gravel surfacing (8)
- Creation of feature tree and associated free standing pergola (9)
- Formation of outdoor teaching pod for outdoor lessons (10)
- Hard and soft landscaping areas consisting of resin gravel (9) and hard-wearing turf (11)
- Formation of outdoor storage area – 6.0m (l) x 1.0m (w) x 2.0m (h) (12)



Figure 17 – Proposed landscaping plan (with associated numbering)

- 10.43 Officers welcome the proposed landscaping arrangements in this case. The arrangements are considered to be well-designed and thought out and would be of benefit to the students of the SEN and its daily functioning. The proposals have also been reviewed by the Council's Inclusive Design Officers who have also formed a positive view, subject to further clarifications and details being provided. To secure such details and to comprehensively address the requests of the Inclusive Design Officers, a pre-commencement condition will be included as part of any recommendation for approval requesting a full landscaping scheme.

- 10.44 The overall landscaping changes and introduction of dedicated play areas are considered to visually improve the school playground which would be beneficial to the students from a health perspective (both mental and physical) creating aesthetically attractive leafy areas as well as play spaces that currently are lacking on the site.
- 10.45 For the above reasons, officers welcome the landscaping proposals, and the scheme is considered to be acceptable in this regard and compliant with Policy DM6.5 of the Islington Development Management Policies (2013).

Highways and Transportation

- 10.46 Part B of Policy DM8.2 and associated Appendix 5 does state that all school developments should have a school travel plan. Whilst it is acknowledged that a School Travel Plan was not submitted to accompany the application, given the proposal would not result in the expansion of pupil numbers and would be a relatively small extension, it is not considered to be necessary in this instance.
- 10.47 Policy DM8.4 seeks to ensure minor developments creating new residential and/or commercial units, and extensions of 100sqm or greater, are required to provide cycle parking in accordance Appendix 6 of the Development Management Policies (2013). Policy T5 of the London Plan (2021) also identifies that development proposals should help remove barriers to cycling and create a healthy environment in which people choose to cycle. Schools are required to provide 1 Space per FTE staff and 1 Space per 8 students (long-stay) and 1 space per 100 students (short stay).
- 10.48 There does not appear to be existing cycle spaces present within the site and the applicant has confirmed that a total of 7 no. spaces would be provided as part of the current proposal to be covered by a canopy within the hard-surfaced playground area. The London Plan Policy for school cycle parking provision does not specify in regards the amount of floorspace, but officers are satisfied that given the total number of proposed students (30), that the number of spaces provided (7) is adequate. The provision is therefore deemed to be in compliance with the requirements of the London Plan (2021). The cycle parking provision will be reiterated via a compliance condition as part of any recommendation for approval.
- 10.49 As per the inclusive design officer's request, the applicant has also confirmed that the stands would accommodate both accessible cycles and tricycles. For this reason and those outlined above, officers therefore do not raise objection to the scheme on these grounds.

Refuse and Recycling

- 10.50 Policy CS11 states that the council will encourage sustainable waste management by requiring development to provide waste and recycling facilities which fit current and future collection practices and are accessible for all.
- 10.51 Officers do not raise concern towards the newly proposed refuse arrangement which would be located within an enclosed area adjacent to the main entrance gate, allowing for a transportation of less than 10.0m to the highway (Elthorne Road) on collection days. The new entrance gate arrangement has been designed with a separate door for the refuse storage which is welcomed. The scheme is therefore also deemed acceptable on these grounds and the proposed arrangements will be reiterated via a compliance condition as part of any recommendation for approval.

Fire Safety

- 10.52 Policy D12 of the London Plan (2021) seeks to ensure all development proposals must achieve the highest standards of fire safety. As the proposed extension and playground equipment would not change the use, the provision of a Fire Statement is not considered to be proportionate in this instance. The school has been vacant since July 2021 but a fire evacuation strategy for the previous time the school was in use has since been sent through (dated July 2016). This emphasises that the school is fitted with the adequate number of fire alarms and smoke and heat detection systems. It also sets out an outline of means of escape, via fire exit doors. The site benefits from vehicular access via the new entrance gate which is acknowledged.

10.53 The applicant has suggested that a similar arrangement would be in place for when the school comes back into use. To ensure the fire strategy is up to date in this regard, a condition will be included requesting a fire strategy prior to commencement of development on this proposal commencing at the site.

11. SUMMARY AND CONCLUSION

Summary

- 11.1 The application relates improved and enlarged educational facilities at New River College, in the form of a single storey wraparound extension, a new entrance gate and associated external landscaping. The school is located on the western side of Elthorne Road within close proximity to Archway Town centre and has been vacant since July 2021.
- 11.2 The proposed single storey wraparound extension would replace the existing ad-hoc single storey extensions that have been added to the principal school building over time. The extension would wrap around the north-western, north-eastern and south-eastern facades of the building and would provide new teaching space, sensory rooms, WC & shower and medical rooms. The existing parts of the school building would also be refurbished accordingly.
- 11.3 The new entrance gate would be located at the main school entrance from Elthorne Road. The existing entrance and pedestrian gates are separate, and the proposed works would incorporate both into a single gated entrance. Associated works include the creation of a school sign above, reading 'New River College' and an external entrance to a bin store.
- 11.4 The proposed landscaping works would be within the boundary of the site only and are designed to improve the quality of the existing playgrounds through methods such as re-surfacing, the creation of teaching pod facilities and the formation of an allotment area and associated planting and green space.
- 11.5 In land use terms, the National Planning Policy Framework (NPPF) states that Local Planning Authorities should give great weight to the need to create, expand or alter schools and should take a positive approach to development that will widen the choice of education. The Council Development Management Policies (2013) policy DM4.12 encourages the expansion of social infrastructure to support the needs of communities, such as schools. It's location is considered convenient for the communities it serves and would complement the existing uses and the character of the area and avoid adverse impacts on the amenity of surrounding uses.
- 11.6 The newly proposed extension, which would create 131sqm of new educational floorspace, would allow the school to increase the number of pupils from 12 to 30. Although some of the existing open space would be lost, the community benefits of improving the facilities with a high-quality design and increasing the overall number of pupils are considered to outweigh any loss.
- 11.7 The design of the proposed extension, entrance gate and landscaping works are considered to be of an acceptable scale and in keeping with the existing buildings within the application site and the residential properties along Giesbach Road/Boothby Road and commercial properties along Elthorne Road. The proposed materials for the extension are also considered to be appropriate and in keeping with the visual appearance of style and detailing of the existing buildings. The development overall would preserve the surrounding built character.
- 11.8 The proposed development is considered not to have an unacceptable material adverse impact on adjoining residents' amenity levels in terms of noise disturbance, overlooking or loss of light. The proposal is also considered not to result in any significant access, transportation or refuse issues over and above the existing situation and is also considered acceptable on the grounds of inclusive design, following consultations with the Council's Inclusive Design Officers.
- 11.9 The proposal overall is considered acceptable subject to suitable conditions as set out in Appendix 1 and it is recommended that the application be approved.

Conclusion

- 11.10 It is recommended that planning permission be granted subject to conditions as set out in Appendix 1 – RECOMMENDATIONS

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

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

List of Conditions:

1	Commencement CONDITION: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission. REASON: To comply with the provisions of Section 91(1) (a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).
2	Approved Plans List DRAWING AND DOCUMENT NUMBERS: The development hereby approved shall be carried out in accordance with the following approved plans: NRC-HBA-XX-XX-DR-A-08-0100 (Rev. P02) - Location Plan, NRC-HBA-XX-00-DR-A-08-0120 (Rev. P02) - Ground Floor Plan, NRC-HBA-XX-01-DR-A-08-0121 (Rev. P02) - Proposed Roof Plan, NRC-HBA-XX-XX-DR-A-08-0122 (Rev. P02) - Proposed Elevation & Sections 1, NRC-HBA-XX-XX-DR-A-08-0123 (Rev. P02) - Proposed Elevation & Sections 2, NRC-HBA-XX-XX-DR-A-08-0124 (Rev. P02) - Proposed Elevation & Sections 3, NRC-HBA-XX-XX-RP-A-08-0001 (Rev. P01) - Design & Access Statement prepared by Hawkins/Brown (dated 24/01/2023), NRC-SPD-XX-XX-DR-L-001 (Rev. P05) - Proposed Landscaping General Layout, NRC-SPD-XX-XX-DR-L-002 (Rev. P2) - Site Entrance Elevations 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.
3	Materials (Compliance) MATERIALS (COMPLIANCE): The development shall be constructed in accordance with the schedule of materials noted on the plans and within the Design and Access Statement. The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter. REASON: In the interest of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard.
4	Construction Management Plan (Details) CONDITION: No development shall take place on site unless and until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP shall provide details in relation to: (a) proposed programme of works (b) site manager/liaison officer details (c) hours of work (d) access arrangements for vehicles and material storage (e) noise, air quality and vibration control (f) detailed swept path analysis with dimensions shown (g) hoarding arrangements (with consultation with the Street Works Team)

	<p>The development shall be carried out strictly in accordance with the CMP so approved and no change therefrom shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: To ensure that the development does not adversely impact on neighbouring residential amenity, traffic and highway safety due to its construction and operation.</p>
5	Cycle Parking Provision (Compliance)
	<p>The bicycle storage area shown on the plan number NRC-SPD-XX-XX-DR-L-001 (Rev. P05), hereby approved, shall be provided strictly in accordance with the details and provided prior to the first occupation of the development, and maintained as such thereafter into .</p> <p>REASON: To ensure adequate cycle parking is available and easily accessible on site and to promote sustainable modes of transport.</p>
6	Refuse Storage (Compliance)
	<p>The dedicated refuse / recycling enclosure(s) shown on the plan number NRC-SPD-XX-XX-DR-L-001 (Rev. P05), hereby approved, shall be provided prior to the first occupation of the development hereby approved and shall be maintained as such thereafter into perpetuity.</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.</p>
7	Landscaping (Details)
	<p>LANDSCAPING (DETAILS): A landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The landscaping scheme shall include the following details:</p> <ul style="list-style-type: none"> a) an updated Access Statement detailing routes through the landscape and the facilities it provides; b) a biodiversity statement detailing how the landscaping scheme maximises biodiversity; c) existing and proposed underground services and their relationship to both hard and soft landscaping; d) proposed trees: their location, species and size; e) soft plantings: including grass and turf areas, shrub and herbaceous areas; f) topographical survey: including earthworks, ground finishes, top soiling with both conserved and imported topsoil(s), levels, drainage and fall in drain types; g) enclosures: including types, dimensions and treatments of walls, fences, screen walls, barriers, rails, retaining walls and hedges; h) hard landscaping: including ground surfaces, kerbs, edges, ridge and flexible pavings, unit paving, furniture, steps and if applicable synthetic surfaces; and i) any other landscaping feature(s) forming part of the scheme. <p>All landscaping in accordance with the approved scheme shall be completed / planted during the first planting season following practical completion of the development hereby approved. The landscaping and tree planting shall have a two year maintenance / watering provision following planting and any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of completion of the development shall be replaced with the same species or an approved alternative to the satisfaction of the Local Planning Authority within the next planting season.</p> <p>The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such.</p> <p>REASON: In the interest of biodiversity, sustainability, and to ensure that a satisfactory standard of visual amenity is provided and maintained.</p>
8	Community Use Operation Plan

	<p>COMMUNITY USE: Prior to any Community Use of the site, a Community Use Operation Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall detail the proposed use in terms of extent, hours of use and controls in place to control any such use. The scheme shall thereafter be implemented in accordance with the approval.</p> <p>REASON: To secure a well-managed and safe community access to the facility, and to ensure compliance with Development Management Policy DM4.12</p>
9	Fire Safety
	<p>FIRE SAFETY: Prior to commencement of the development hereby approved, a Fire Safety Strategy shall be submitted to the Local Planning Authority to demonstrate that the development is capable of providing adequate Fire Brigade access to the building (with reference to Approved Document B, volume 2 or relevant code of practice). The Strategy shall also include arrangement for safe evacuation of disabled people in an emergency.</p> <p>Should any subsequent change(s) required to secure compliance with the submitted Fire Safety Strategy, a revised Fire Safety Strategy would need to be submitted to and approved by the Local Planning Authority.</p> <p>The development shall be carried out in accordance with the Fire Safety Strategy under this condition and shall be maintained as such thereafter.</p> <p>REASON: To ensure appropriate fire safety measures, in particular adequate access for Fire Brigade appliances.</p>

List of Informatives:

Informatives

1	CIL
	<p>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 London Borough of Islington Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL).</p> <p>The Council will issue a CIL Liability Notice stating the CIL amount that will be payable on the commencement of the development. Failure to pay CIL liabilities when due will result in the Council imposing surcharges and late payment interest.</p> <p>Further information and all CIL forms are available on the Planning Portal at www.planningportal.gov.uk/cil, and the Islington Council website at www.islington.gov.uk/cil. CIL guidance is available on the GOV.UK website at www.gov.uk/guidance/community-infrastructure-levy</p>
2	Noise
	<p>It is recommended that the "Acoustics of Schools – a design guide" is followed in ensuring internal noise levels and noise transmission do not have detrimental impact on the wider area.</p>
3	Construction Works
	<p>Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Pollution Team, Islington Council, 222 Upper Street London N1 1XR (Tel. No. 020 7527 3258 or by email pollution@islington.gov.uk) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above</p>

4	Highways Requirements
	<p>Compliance with sections 168 to 175 and of the Highways Act, 1980, relating to “Precautions to be taken in doing certain works in or near streets or highways”. This relates, to scaffolding, hoarding and so on. All licenses can be acquired through streetworks@islington.gov.uk. All agreements relating to the above need to be in place prior to works commencing. Compliance with section 174 of the Highways Act, 1980 - “Precautions to be taken by persons executing works in streets.” Should a company/individual request to work on the public highway a Section 50 license is required. Can be gained through streetworks@islington.gov.uk. Section 50 license must be agreed prior to any works commencing. Compliance with section 140A of the Highways Act, 1980 – “Builders skips: charge for occupation of highway. Licenses can be gained through streetworks@islington.gov.uk. Compliance with sections 59 and 60 of the Highway Act, 1980 – “Recovery by highways authorities etc. of certain expenses incurred in maintaining highways”. Haulage route to be agreed with streetworks officer. Contact streetworks@islington.gov.uk. Joint condition survey required between Islington Council Highways and interested parties before commencement of building works to catalogue condition of streets and drainage gullies. Contact highways.maintenance@islington.gov.uk</p>
5	Party Walls
	<p>The applicant is reminded that although works to neighbouring boundary walls is classed as a civil matter between neighbours, these maybe subject to the Party Wall Act (1996).</p>

APPENDIX 2: RELEVANT POLICIES

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

1 National Guidance

The National Planning Policy Framework 2021 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.

- National Planning Policy Framework 2021

2. Development Plan

The new London Plan was adopted in March 2021. The adopted London plan has now full weight and is it is considered a material consideration. The adopted London Plan policies have been fully taken into account.

Therefore the Development Plan is comprised of the London Plan 2021, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013. The following policies of the Development Plan are considered relevant to this application:

A) The London Plan 2021 - Spatial Development Strategy for Greater London

- Policy S1 Developing London's Social Infrastructure
- Policy S3 Education and childcare facilities
- Policy S4 Play and informal recreation
- Policy S5 Sports and recreation facilities
- Policy D3 Optimising site capacity through the design-led approach
- Policy D4 Delivering good design
- Policy D12 Fire Safety
- Policy T5 Cycling

B) Islington Core Strategy 2011

- Policy CS8 Enhancing Islington's Character
- Policy CS10 Sustainable Design
- Policy CS11 Waste

C) Islington Development Management Policies 2013

- Policy DM2.1 Design
- Policy DM2.2 Inclusive Design
- Policy DM4.12 Social and Strategic Infrastructure and Cultural Facilities
- Policy DM6.3 Protecting Open Space
- Policy DM6.5 Landscaping, trees and biodiversity
- Policy DM7.1 Sustainable Design and Construction
- Policy DM7.2 Sustainable design standards
- Policy DM8.1 Movement Hierarchy
- Policy DM8.4 Walking and Cycling

3. Designations

- iArticle 4 Direction - office to residential
- iCore Strategy Key Areas – Archway
- iTown Centres – Archway Town Centre
- Site within 100m of a TLRN Road
- iBusiness Association Areas – Junction

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

The following SPGs and/or SPDs are relevant:

Islington Local Development Plan

- Inclusive Design in Islington (2014)
- Islington Urban Design Guide (2017)

London Plan

- Sustainable Design & Construction
- Planning for Equality and Diversity in London

5. Emerging Policies

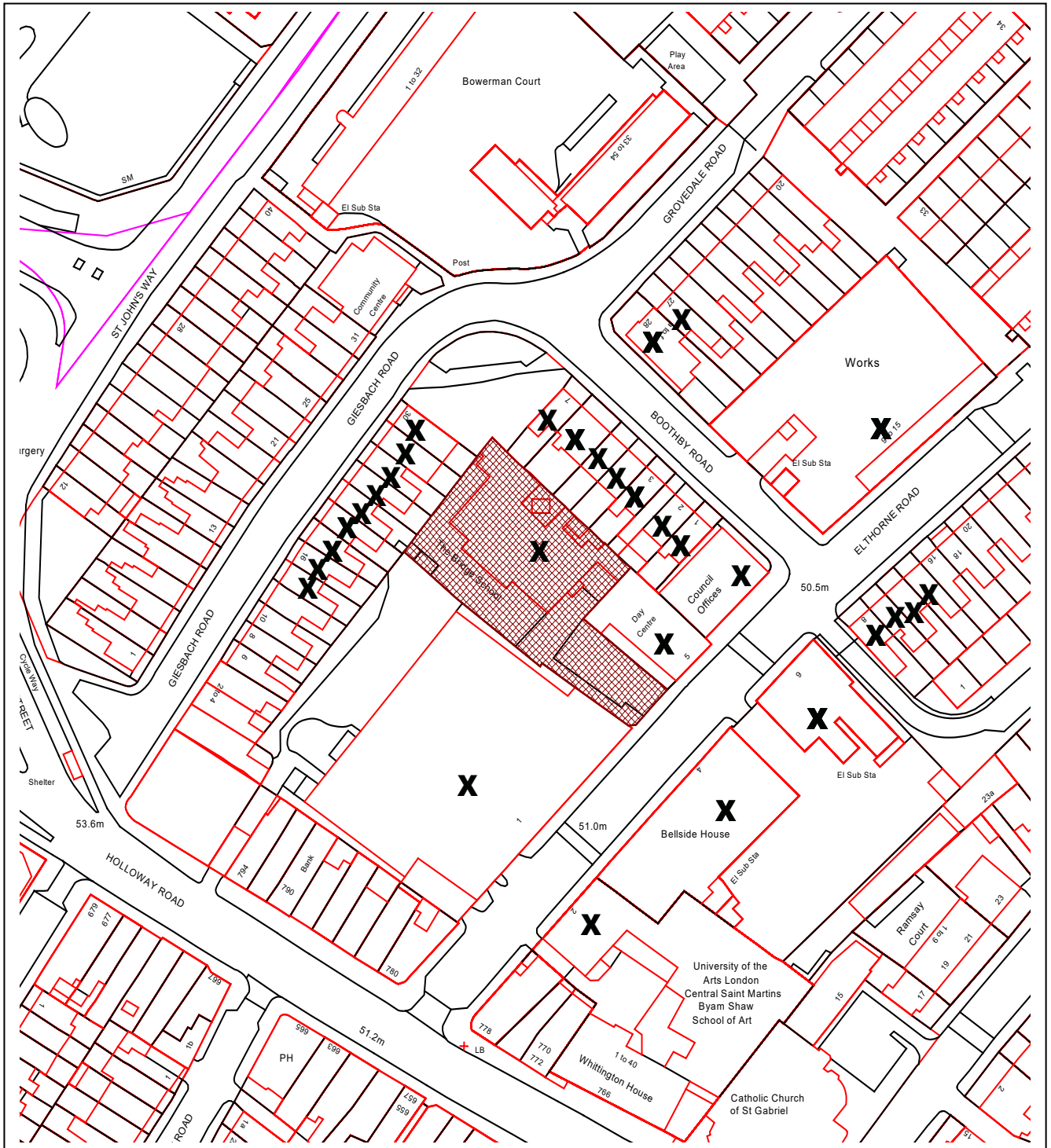
Draft Islington Local Plan (2019)

Emerging policies relevant to this application are set out below:

- Policy DH1 Fostering innovation and conserving and enhancing the historic environment
- Policy G4 Biodiversity, landscape design and trees
- Policy G1 Green Infrastructure
- Policy G2 Protecting Open Space
- Policy S1 Delivering Sustainable Design
- Policy S2 Sustainable Design and Construction
- Policy S4 Minimising greenhouse gas emissions
- Policy SC1 Social and Community Infrastructure
- Policy SC4 Promoting Social Value
- Policy T3 Car Free Development Parking
- Policy T2 Sustainable Transport Choices
- Policy T5 Delivery, Servicing and Construction
- Policy ST2 Waste

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