



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

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## AGENDA FOR THE PLANNING COMMITTEE

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Members of Planning Committee are summoned to a meeting, which will be held in the Council Chamber - Town Hall on **28 March 2023 at 7.30 pm.**

Enquiries to : Ola Adeoye  
Tel : 020 7527 3044  
E-mail : [democracy@islington.gov.uk](mailto:democracy@islington.gov.uk)  
Despatched : 20 March 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](mailto:enquiriesplanning@islington.gov.uk).**

| <u>Committee Membership</u>                 | <u>Wards</u>       | <u>Substitute Members</u>         |
|---|--------------------|-----------------------------------|
| Councillor Klute (Chair)<br>Canalside;      | - St Peter's and   | Councillor Chowdhury - Barnsbury; |
| Councillor North (Vice-Chair)<br>Canalside; | - St Peter's and   | Councillor Gilgunn - Tollington;  |
| Councillor Poyser (Vice-Chair)              | - Hillrise;        | Councillor Jegorovas-Armstrong -  |
| Councillor Clarke                           | - Tufnell Park;    | Highbury;                         |
| Councillor Convery                          | - Caledonian;      | Councillor Kay - Mildmay;         |
| Councillor Hamdache                         | - Highbury;        |                                   |
| Councillor Hayes                            | - Clerkenwell;     |                                   |
| Councillor Ibrahim                          | - Arsenal;         |                                   |
| Councillor Jackson                          | - Holloway;        |                                   |
| Councillor McHugh<br>James';                | - St Mary's and St |                                   |

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.

|    |  |       |
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| 5. | Order of Business                      | 1 - 2 |
| 6. | Minutes of Previous Meeting            | 3 - 6 |
| B. | Consideration of Planning Applications | Page  |

1. 23 Goswell Road, London, EC1M 7AJ 7 - 58

C. **Consideration of other planning matters** **Page**

D. **Urgent non-exempt items (if any)**

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 Committee, 27 April 2023

**Please note all committee agendas, reports and minutes are available on the council's website: [www.democracy.islington.gov.uk](http://www.democracy.islington.gov.uk)**

#### **WEBCASTING NOTICE**

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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.

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## **PROCEDURES FOR PLANNING COMMITTEE**

### **Planning Committee Membership**

The Planning Committee consists of ten locally elected members of the council who will decide on the applications for planning permission.

### **Order of Agenda**

The Chair of the Planning 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 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 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 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 Committee operates and how to put your views to the Planning Committee please call Ola Adeoye on 020 7527 3044. 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](mailto:enquiriesplanning@islington.gov.uk).**

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**COMMITTEE AGENDA**

**1 23 Goswell Road**  
**London**  
**EC1M 7AJ**

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**1 23 Goswell Road**  
**London**  
**EC1M 7AJ**

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**Application Number:** P2022/4189/FUL  
**Ward:** Bunhill  
**Proposed Development:** Full planning application for the change of use of the existing building to Use Class E (Commercial, Business and Service); associated external refurbishment works; and installation of plant equipment and a sedum roof.  
**Application Type:** Full Planning Application  
**Case Officer:** Nicholas Linford  
**Name of Applicant:** C/O Agent  
**Recommendation:**

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London Borough of Islington

## **Planning Committee - 7 March 2023**

Minutes of the meeting of the Planning Committee held at Council Chamber - Town Hall on 7 March 2023 at 7.30 pm.

**Present:**      **Councillors:**      Martin Klute (Chair), Toby North (Vice-Chair), Dave Poyser (Vice-Chair), Tricia Clarke, Paul Convery, Benali Hamdache, Bashir Ibrahim, Jason Jackson and Hannah McHugh

### **Councillor Martin Klute in the Chair**

**26      INTRODUCTIONS (Item A1)**

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

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

Apologies were received from Councillor Ruth Hayes.

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

There were no declarations of substitute members.

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

There were no declarations of interest.

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

The order of business would be as the agenda.

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

**RESOLVED:**

That the minutes of the meeting held on 23 February 2023 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

**32      30 BASTWICK STREET, LONDON EC1V 3S (Item B1)**

Demolition of existing building and construction of a four-storey building (with basement levels) comprising Office use (Class E) with associated works.  
(Planning application number: P2022/4253/FUL)

In the discussion the following main points were made:

- The planning officer advised that since the publication of the report, further representations had been received to bring the total number of representations up to 28, two of which were in support of the scheme. An update to the daylight/sunlight assessment had also been submitted which matched the rear elevation to No 37 Bastwick Street.
- In response to questions from members, the planning officer advised that the height of the proposed building was 13.6 metres. This was the same height as the refused application. However, the depth at the first, second and third floor had been reduced for this scheme. The separation distance was 13.9 at second floor level. At first floor level it would be greater than 7.5 metres.
- Members noted that there were proposed conditions regarding obscure glazing, a noise limiting condition regarding the mechanical plant and a condition requiring any change to the provision of workspace to the submission of a planning application. The workspace included 4 SME work units, which would also be secured with the Deed of Planning Obligation.
- The daylight/sunlight assessment had included the new scheme at Peartree Street.
- Regarding the local context, the bulk and massing had been reduced in this scheme, the second and third floor was more consistent and was considered more coherent than the previously refused application.
- The Committee heard objections from three residents. The concerns raised included: the lack of consultation particularly for the most affected residential block; that the noise condition had not taken into account the revised positioning of mechanical plant; the discrepancies between the two sunlight/daylight reports; the destruction of the rear courtyard space bounded at the west by 44 Peartree Street which had previously been preserved during development and concern regarding the reduced daylight/sunlight to the garden at 45 Central Street due to the height of the development.
- A resident also requested that, should the application be approved, work on the site only take place from 8am to 5pm and not on Saturdays.
- The Committee heard from the applicant who made the following main points: the application included an opportunity to provide office space and to address an obvious gap in the street scene; significant massing reductions had been made at the rear compared to the previously refused scheme; a more traditional design with a mansard style roof had been submitted; the garden at 45 Central Street continued to receive sunlight and the test figures improved significantly after the date of the equinox; the reasons for the differences between the two daylight/sunlight models were also outlined i.e. the applicants' daylight/sunlight report included OS data, drone analysis and also differences in the residential addresses included in the report; conditions had been proposed regarding eco green roofs, automated roller blinds and obscure glazing; a further height reduction to the building was not feasible due to the height of required office space and would be an under-optimisation of the site.

## Planning Committee - 7 March 2023

- In response to questions from the Committee, it was noted that there was a proposed condition that noise from mechanical plant would be measured once it was in place and running before occupation of the development and there would be suitable acoustic screening in place; hours of operation were normally limited to the hours of 8am to 6pm Monday - Friday and from 8am to 1pm on Saturday with no working on Sundays or Bank Holidays however the applicant agreed to a condition that hours of working would be from 8am to 6pm Monday to Friday only; the rear elevation followed a more traditional aesthetic;
- The planning officer advised that statutory consultation requirements had been met.

The Committee considered the application and the representations made by the objectors and the applicant. The Committee considered that the noise condition proposed would alleviate concerns regarding noise disturbance and regarding daylight/sunlight, the impact appeared to be quite low and there were not sufficient material considerations to reject the application.

Councillor Klute proposed a motion to amend condition 12 to amend the hours of construction. This was seconded by Councillor Poyser and carried.

Councillor Klute proposed a motion that plans be submitted requiring the OS data to be marked on the drawings for all floors to indicate the height of the building. The exact wording be delegated to officers. This was seconded by Councillor Ibrahim 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, with the amendment to condition 12 and an additional condition as 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.

The meeting ended at 8.55 pm

**CHAIR**

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## PLANNING COMMITTEE REPORT

Development Management Service  
Planning and Development Division  
Community Wealth Building Department

| PLANNING COMMITTEE |                             | AGENDA ITEM |
|--------------------|-----------------------------|-------------|
| Date:              | 28 <sup>th</sup> March 2023 | NON-EXEMPT  |

|                          |   |
|--------------------------|---|
| Application number       | P2022/4189/FUL  |
| Application type         | Full Planning Application   |
| Ward                     | Bunhill   |
| Listed building          | N/a   |
| Conservation area        | N/a   |
| Development Plan Context | CAZ/Employment Growth Area (Offices)/ Archaeological Priority Area  |
| Licensing Implications   | None  |
| Site Address             | 23 Goswell Road, London, EC1M 7AJ   |
| Proposal                 | Full Planning application for the change of use of the existing building to Use Class E (Commercial, Business and Service); associated external refurbishment works and installation of plant equipment and a sedum roof. |

|              |                        |
|--------------|------------------------|
| Case Officer | Nicholas Linford       |
| Applicant    | Wittington Investments |
| Agent        | Planning Potential     |

### 1. RECOMMENDATION

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

1. For the reasons for approval;
2. Subject to the conditions set out in Appendix 1;
3. Conditional upon prior completion of a Deed of Planning Obligation made under S106 of the Town and Country Planning Act 1990 securing the heads of terms as set out in appendix 1;

## 2. SITE PLAN

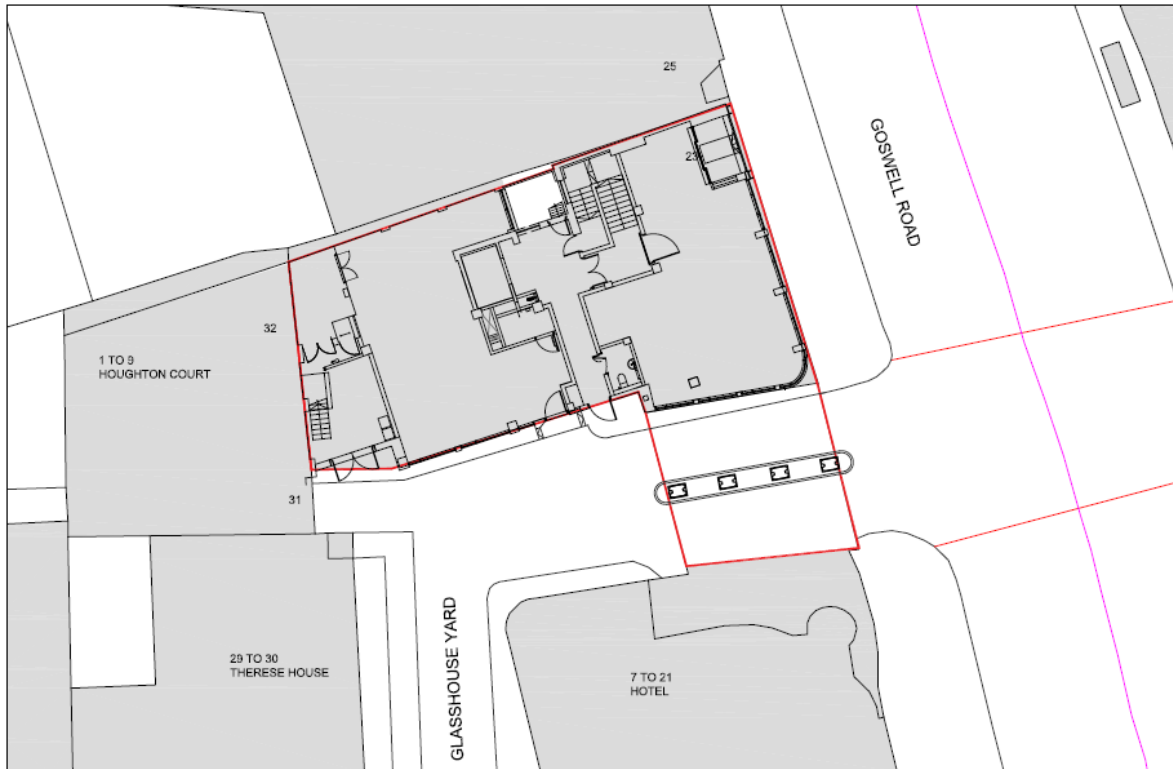


Figure 1: Site layout plan

## 3. PHOTOS OF SITE



Figure 2: Aerial view showing 23 Goswell Road (white frontage)





Figure 3: Rear elevation and context with Golden Square (City of London) Conservation Area



Figure 3: Front elevation in Goswell Road





Figure 4: View through undercroft into Glasshouse Yard



Figure 5: Undercroft area with parking layby for hotel to the left hand side



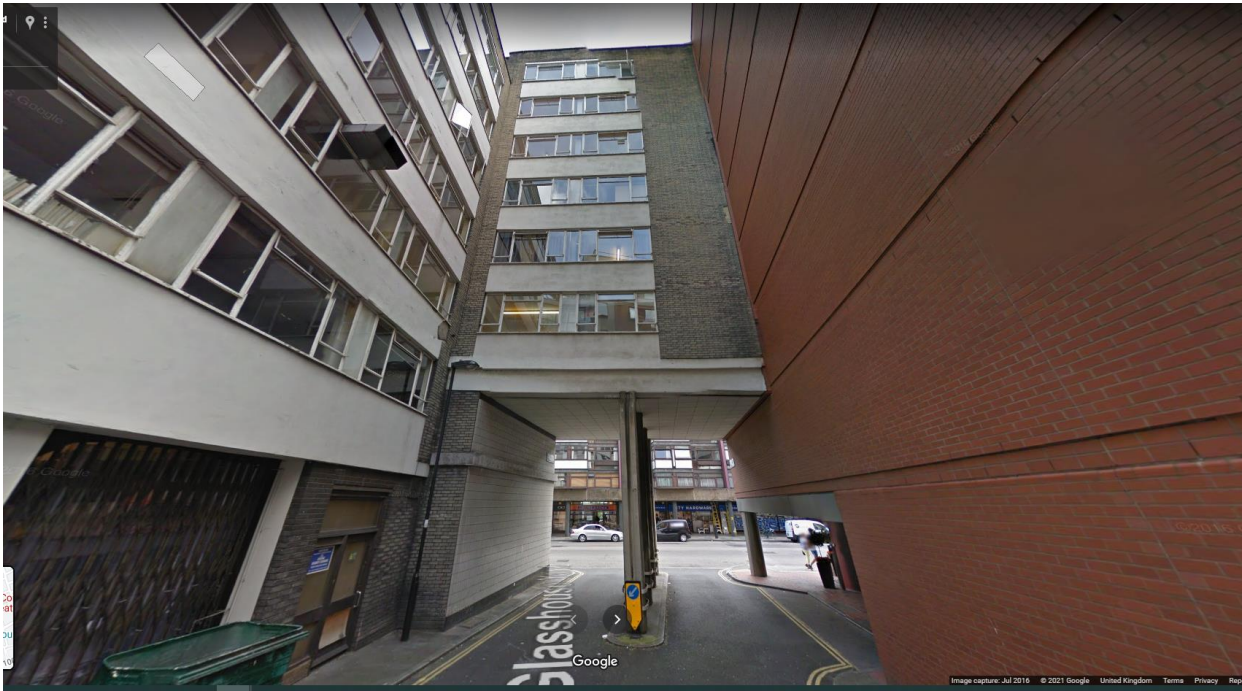


Figure 6: View looking towards Goswell Road

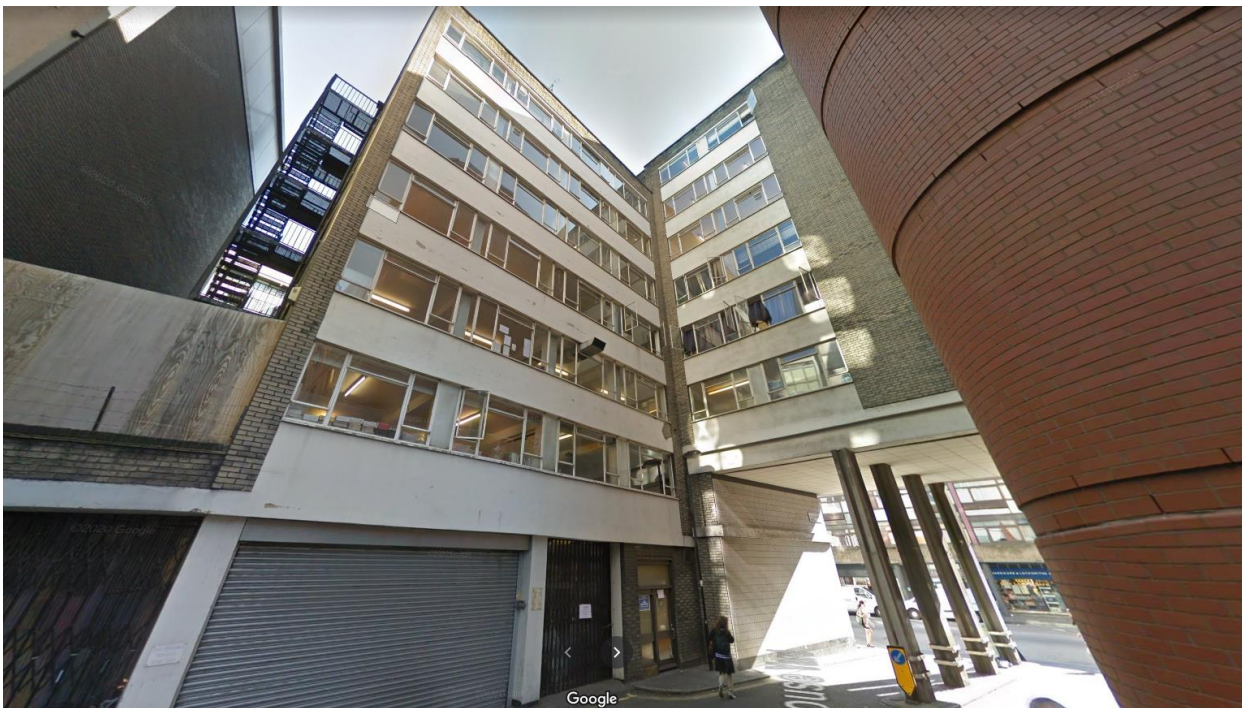


Figure 7: Rear elevation aspect from Glasshouse Yard



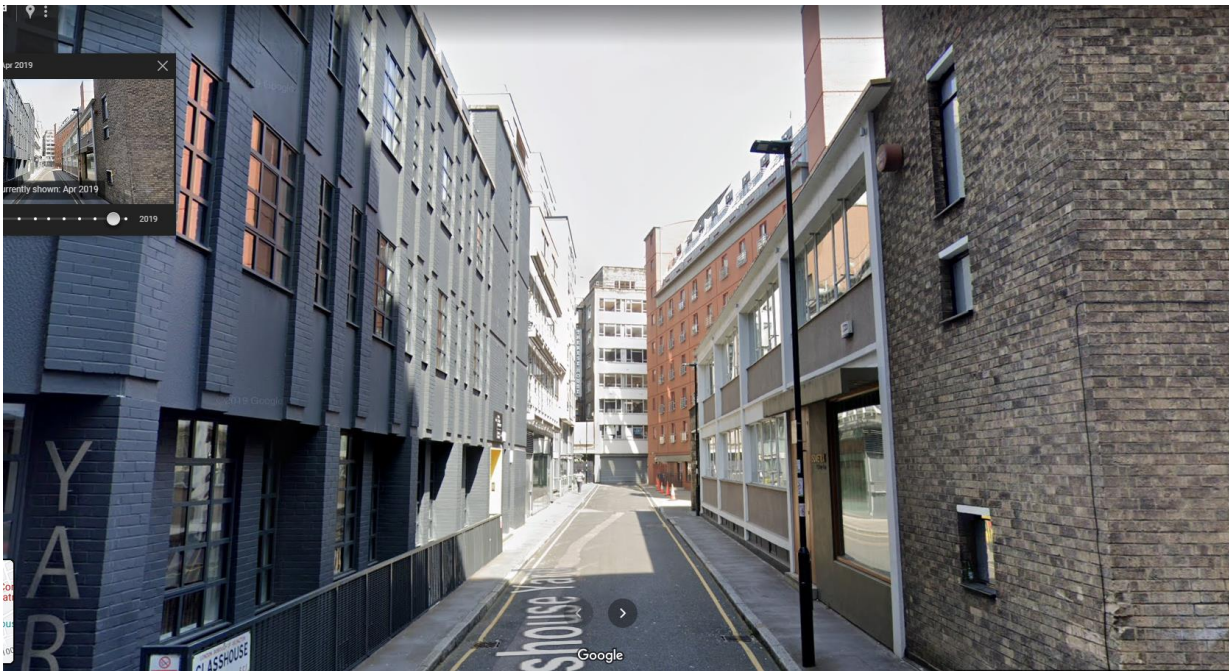


Figure 8: View along Glasshouse Yard towards 23 Goswell Road



Figure 9: Front entrance to 23 Goswell Road and the Italia Conti School of performing arts

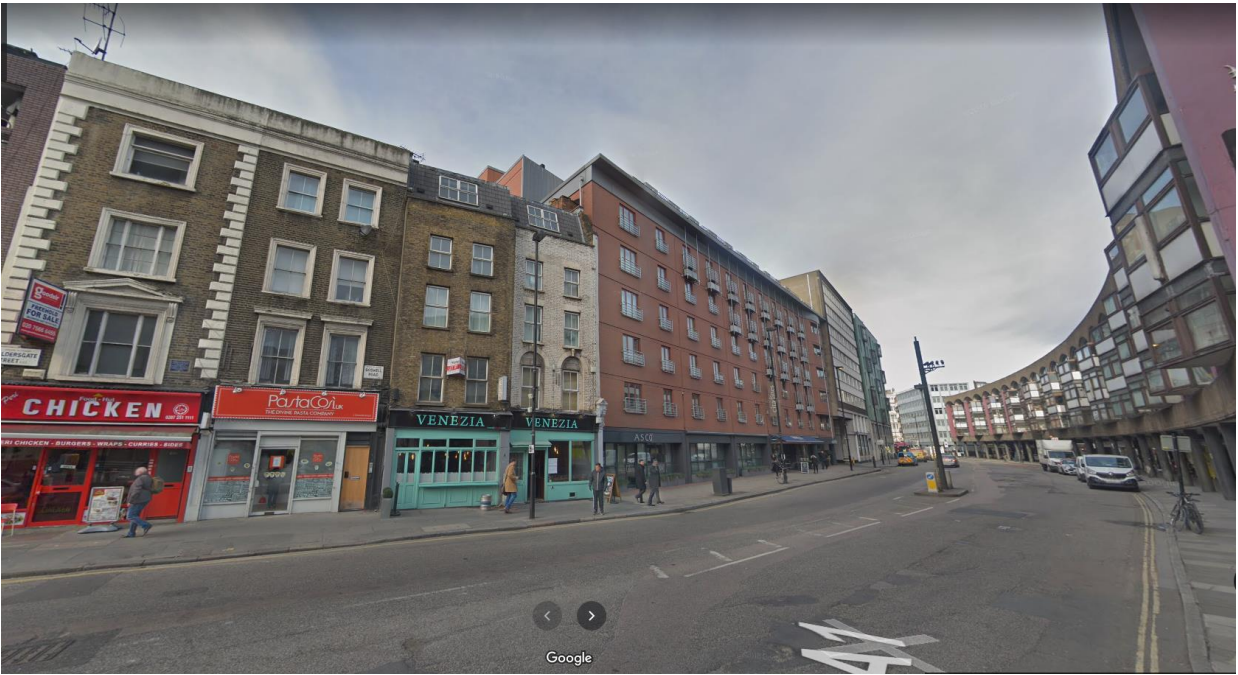


Figure 10: Street view along Goswell Road looking north



Figure 11: Low internal floor to ceiling height within functional spaces





Figure 12: Low level building services within building circulation areas causing ineffective layout.

#### 4. SUMMARY

- 4.1 Planning permission is sought for the change of use of the existing building from an educational facility to offices, combined with internal refurbishment to the existing accommodation and external refurbishment including modifications to the ground and first floor, upgrades to external elevation fabric and the erection of a five storey rear infill extension to replace the external fire escape staircase and the erection of a two storey roof top extension.
- 4.2 The existing user of the building is the Italia Conti Academy of Theatre Arts which provides both training and education in the performing arts while simultaneously providing school education for children up to the age of 18. The originally consented use is D1 but, following the change to the use classes order is now F1.
- 4.3 This is a resubmitted planning application. Planning permission was previously granted (P2021/1292/FUL) in August 2022, following Committee Resolution to grant in October 2021 for extensions, façade amendments and change of use from Class F1 education to Class E offices. The building was sold to a new owner who has sought to make alternative alterations to the building which are far less reaching with respect to the provision of additional floorspace within the development.
- 4.4 Previously, the scheme sought to provide an additional 349sq.m of GIA floorspace increasing from 2587sq.m to 2936sq.m provided through roof extensions and a rear extension in Glasshouse Yard. The scheme was entirely office floorspace and included 101sq.m of affordable workspace.
- 4.5 This amended scheme is less ambitious in respect of additional floorspace and does not seek any extensions to the building at roof level or its rear. The proposed development envisages an increase in functional floorspace within the development from 2375sq.m to 2,464sq.m (GIA), comprising an increase of 89sq.m. The proposed development would also comprise a change of use to office. Whereas the previous scheme was speculative, the amended scheme has an occupier lined up in the form of a workspace provider. Affordable workspace remains a key component of the scheme.
- 4.6 While the Local Plan discourages the loss of social infrastructure within the London Borough of Islington, this can be acceptable if marketing evidence demonstrates no demand for a continued use; a social infrastructure use demonstrates no suitable replacement use within community uses

and the replacement use is supported by other Local Plan policies. Indeed the modifications to the Bunhill and Clerkenwell Area Action Plan Main Modifications (2022) indicate that the site allocation for 23 Goswell Road (BC51) removes social infrastructure uses entirely from the site allocation on the basis that planning permission had been granted for office use in 2022 and that the social infrastructure uses had been demonstrated to fall away. In this case, there is no demand for a future community use occupier to enter the premises, the building is demonstrated to be unsuitable for social infrastructure and the proposed change of use achieves quality office floorspace within an employment priority area (for offices). Furthermore, the scheme provides affordable workspace which largely meets policy requirements.

- 4.7 The proposed development gives rise to significant enhancement and improvement to the frontage in both Glasshouse Yard and Goswell Road and provides an active frontage that is light and modern within its setting. The proposed upgrades to the materiality of the existing building creates a development that makes a more positive contribution to the character and appearance of the neighbouring Charterhouse and Hat and Feathers Conservation areas.
- 4.8 The proposed development also optimises energy and sustainability performance within the existing building and brings about tangible improvements to access, circulation and use through inclusive design.
- 4.9 The proposed development is considered to accord with the policy requirements of the adopted London Plan and Local Plan and the emerging local plan. The application is recommended for approval subject to conditions and a Section 106 legal agreement.

## **5. SITE AND SURROUNDINGS**

- 5.1 The application building is an eight storey plus basement purpose built office block situated on the western side of Goswell Road. The site is situated a short distance to the south of the junction between Goswell Road and Clerkenwell Road. Goswell Road forms part of the eastern Borough boundary with the City of London Corporation. Directly opposite the site is the Golden Lane Estate and Conservation Area with the Barbican to the southeast. The site is a short distance north of Barbican underground station.
- 5.2 The site is located in a predominantly commercial area where small scale retail and office floorspace dominate. However, there are some residential, student accommodation and education uses present in the locality.
- 5.3 The building is situated between a hotel to the south and student accommodation to the immediate north and over sails part of the public highway known as Glasshouse Yard which is a narrow street that joins to Aldersgate Street close to where it becomes Goswell Road and then runs along the back of and parallel to Goswell Road, providing access to student accommodation, residential and commercial uses before re-joining Goswell Road beneath an oversailing part of 23 Goswell Road either side of supporting columns. Glasshouse Yard provides access to hotel car parking both to the rear of that building as well as a short stay drop off space in the undercroft. At the northern end of Glasshouse Yard, access is gained to Houghton Court (private residential development) and Therese House (Student accommodation). Glasshouse Yard also provides access to an on-site substation, parking and storage space within 23 Goswell Road.
- 5.4 The building is currently vacant but the last use was the Italia Conti academy of theatre arts. It provided education and training for children up to the age of 18 in performing arts including music, theatre and in doing so incorporates performance and rehearsal space. At the same time, it also provided a full curriculum education through on site classrooms and in effect operates as a normal school. The institution acquired land in Surrey to build a purpose built academy with auditorium and improved space and facilities and has since moved.
- 5.5 The building is not located in a conservation area and is not listed. However, it is located close to the Charterhouse Conservation Area (which is situated directly to the rear of Houghton Court and

Therese House). Directly opposite the site in Goswell Road within the City of London is the Grade II\* listed frontage of the Golden Lane Estate incorporating Crescent House (incorporating the Crescent shape of the bend in Goswell Road and the shops below) as well as the Grade II listed status of the wider estate behind.

- 5.6 Directly to the rear of the site is an element of Grade II listed wall which dates from the 1600s and is believed to be a boundary wall of the Thomas Sutton hospital and school that was founded and developed after 1611. Beyond this and to the west is the wider Charterhouse estate which contains a collection of Grade I and Grade II listed buildings and structures.
- 5.7 The existing building consists of a brick framed façade with rendered concrete panels above first floor. At the two lower floors the external elevation features tiled walls and concrete pillars containing casement single glazed windows. The upper level of the façade is consistent with that of 24 Goswell Road and, as such, forms a strong building and roof line within the streetscene. The roof top plant and lift overrun is not prominent in the streetscene. The external staircase is only visible from Glasshouse Yard and from the servicing access not normally open to the general public.

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

- 6.1 Planning permission is sought for the change of use of the existing building from an educational establishment to an office Class E use. The previous educational establishment which comprised the Italia Conti School of Performing Arts has closed in order to consolidate its two London establishments into one site in Surrey. Information has been provided to demonstrate that the site is not suitable for a continued social infrastructure use. Furthermore, it can be demonstrated that the loss of the education use does not compromise the delivery and capacity of education services in the London Borough of Islington.
- 6.2 The proposed development would convert the building, which comprises 2,134 sqm (GIA) of floorspace, to Class E office floorspace. The building would be utilised as a single office on the upper floor levels and the applicant has stated that they have lined up an occupier, Spacemade, to provide serviced office accommodation. The application also seeks to provide approximately 90sq.m of affordable workspace. This would be provided at the ground floor level at the rear of the floorplan but would, like the previous scheme, benefit from an active frontage to the street.
- 6.3 The proposal would upgrade the existing core and rationalise the floorplates of the building, removing internal level changes and other obstructions within the floor plate. Further improvements would be made to the provision of WC and disabled toilet provision in the building. The development would retain the existing envelope of the building, whilst refurbishing and replacing parts of the external façade of the building and installing plant and a sedum roof.
- 6.4 This scheme does not propose any enlargements or extensions as per the previous application. The existing fire escape staircase to the rear would be retained and refurbished.
- 6.5 The proposal would introduce a double height frontage to Goswell road which would extend around to the underpass which would be refurbished. A secondary entrance would be provided to Glasshouse Yard along with the conversion of the existing loading bay on site to a new frontage at ground floor level. A further access point will be located to Glasshouse yard, which will facilitate access to the building and the basement level where the plant, cycle and bin storage and showering facilities would be located.
- 6.6 The building would be utilised as a single office on the upper floor levels and the applicant has stated that they have lined up an occupier, Spacemade, to provide serviced office accommodation.
- 6.7 It is proposed that servicing and deliveries at the site will be undertaken from either the existing onstreet loading areas in the vicinity of Goswell Road or from Glasshouse Yard. Double or single yellow lines are present in both of these areas. Deliveries would then enter the building via the main entrance along Goswell Road.

- 6.8 Due to a differential between the land levels immediate outside the building on the pavement and the internal finished floor levels, it is proposed to install a sesame lift to the principal entrance on to Goswell Road. This would be constructed within the front steps and would facilitate the creation of a platform within the front steps which would raise to entrance threshold level.

## **7. RELEVANT PLANNING HISTORY**

### 23 Goswell Road

- 7.1 In 1978 a personal permission (Ref: TP/63390) was granted to City University for continued use of the property as a graduate business centre. On the 24th November 1978, a further planning permission was granted (Ref: 84/0489) allowing use of the premises for a school of Theatre Arts.
- 7.2 In 2021, planning permission P2021/1292/FUL was granted for refurbishment and extension comprising demolition of eighth floor structure and replacement with single storey roof extension with accessible roof terrace and plant equipment above; demolition of external staircase to rear and replacement with six storey side infill extension above ground floor level; external alterations to all elevations; interior refurbishment and re-configuration of the existing building and associated alterations, all in connection with a change of use to Use Class E (Commercial, Business and Service).

### Neighbouring premises: Houghton Court, 31 Glasshouse Yard

- 7.3 Planning permission (P090978) was granted on the 27 April 2010 for the erection of a seven storey residential building with commercial area of 73.3sq.m at ground floor and residential to the six upper floors to provide six no. 1 bed flats and 3no. 2 bed flats.

## **8. CONSULTATION**

### Public consultation

- 8.1 Letters were sent to occupants of 410 adjoining and nearby properties on the 19<sup>th</sup> December 2022. A site notice and press advert were displayed on the 22 December 2022. The public consultation was extended given the Christmas period and expired on the 22<sup>nd</sup> January.
- 8.2 At the time of writing this report, 1 comment has been received by the public commenting on the application, summarised as:
- We welcome the inclusion of a green roof and request this is a biodiversity type. Bat boxes and swift boxes would further enhance biodiversity.

### External Consultees

- 8.3 English Heritage (Greater London Archaeology Advisory Service) – No comment.
- 8.4 Metropolitan Police – Acceptable, subject to condition securing Secured by Design accreditation prior to occupation.
- 8.5 Thames Water – No objection to development, subject to inclusion of informative.
- 8.6 Transport for London – The proposed cycle parking is not in line with London Plan policy T5 which requires 35 long stay spaces and 6 short stay spaces. The provision of space for folding bikes is generally not an acceptable alternative to conventional cycle parking. The provision for long stay cycle parking is for wall mounted storage only. These are not suitable for all cycles and they should be used in conjunction with other types of stands.
- 8.7 UK Power Networks – No comment.

8.8 London Fire Brigade – No comment.

Internal Consultees

8.9 Access Officer – Several comments have been included within revised plans submitted during the application process. Subject to a condition securing further details, no objection.

8.10 Conservation and Design Officer – The proposed development would be acceptable in principle, subject to conditions.

8.11 Energy Officer - Objections had initially been raised against the scheme, however, these have now been resolved through negotiation and amendment.

8.12 Public Protection Air Quality – No objections.

8.13 Public Protection Noise – No objections, subject to conditions.

8.14 Public Protection Land Contamination – No comment.

8.15 Highways – No objections, subject to condition and S278 agreement.

8.16 Affordable Workspace – No objections, subject to Affordable Workspace detail being secured as part of S106 legal agreement. Objections were raised to the quantum of affordable workspace being secured, access, fit-out and facilities as well as the service charge being provided. Primary (level) access from Goswell Road has been provided and shower facilities are provided. Service charge obligations for the Local Authority have also been reduced.

8.17 Planning Policy – No objection, subject to condition securing office use and a S106 obligation securing affordable workspace for a 30 year period.

8.18 Sustainability – Objections have been raised in connection with the lack of PV Panels in the context of a green roof. This does not differ from the previous planning application. The scheme is sufficiently robust in providing suitable technology in relation to renewables and with the agreed carbon offset figure would be a very efficient building.

8.19 Building Control – No comment.

## **9. RELEVANT POLICIES**

9.1 Islington Council (Planning Committee), in determining the planning application has the main following 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 and 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).
- As the development is within or adjacent to a conservation area(s), the Council has a statutory duty in that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the area (s72(1)).

9.2 National Planning Policy Framework 2021 (NPPF): Paragraph 10 states: "at the heart of the NPPF is a presumption in favour of sustainable development.



- 9.3 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.
- 9.4 The NPPF is a material consideration and has been taken into account as part of the assessment of these proposals
- 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 Members of the Planning 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.
- 9.8 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.
- 9.9 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.
- 9.10 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.
- 9.11 In line with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, special regard has been given to the desirability of preserving the adjoining listed buildings, their setting and any of their features of special architectural or historic interest.
- 9.12 Development Plan
- 9.13 The Development Plan is comprised of the London Plan 2021, Islington Core Strategy 2011 and Islington Development Management Policies 2013. The policies of the Development Plan that are considered relevant to this application are listed at Appendix 2 of this report.
- 9.14 Designations
- 9.15 The site has the following designations under the London Plan 2011, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013:
- Central Activities Zone (CAZ)
  - Employment Priority Areas (Offices) – BC8, Finsbury Local Plan
  - Bunhill & Clerkenwell Core Strategy Key Area
  - Grade II listed wall – to the rear of 23 Goswell Road
  - Grade II listed building – to west (Medical College)
  - Grade II\* listed building – the opposite side of Goswell Road (Crescent House).
  - Local Cycle Route
  - Charter House Square Conservation Area to the west

- Site Allocation BC51
- Bunhill Ward

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

9.16 The SPGs and SPDs which are considered relevant are listed in Appendix 2.

### Draft Islington Local Plan

9.17 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, with consultation on Main Modifications running from 24 June to 30 October 2022.

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

- 9.19 - the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
  - 9.20 - 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
  - 9.21 - 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).
- 9.22 Given the advanced 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 significance weight depending on the significance of objections to main modifications.

## **10. ASSESSMENT**

10.1 The main issues arising from this proposal relate to:

Land use  
Design, Conservation and Heritage  
Inclusive Design  
Fire Safety  
Neighbouring Amenity  
Energy, sustainability  
Air Quality  
Transport and Highways  
Biodiversity and Urban Greening

### **Land Use**

- 10.2 Policy S3(C) (Education and childcare facilities) of the London Plan 2021 states that development proposals should ensure that there is no net loss of education or childcare facilities unless it can be demonstrated that there is no ongoing or future need.
- 10.3 Policy E1 (Offices) of the London Plan 2021 states at part A that improvements to the quality, flexibility and adaptability of office space of different sizes should be supported

by new office provision, refurbishment and mixed use development. There should be an increase in the office stock in the CAZ. Policy E2 (Providing suitable business space) states at Part B that the development of (formerly) B Use class business uses should ensure that the space is fit for purpose. Part D of the policy states that development proposals for new B use class business floorspace in excess of 2500sq.m should consider the scope to provide a proportion of flexible workspace or smaller units suitable for micro, small and medium sized enterprises.

- 10.4 Policy E3 (Affordable Workspace) of the London Plan sets out that planning obligations should be used to secure affordable workspace at rents maintained below the market rents for social, cultural or economic development purposes including start ups.
- 10.5 Policy E11 (Skills and opportunities for all) sets out a framework to promote inclusive access to training skills and employment opportunities for all Londoners.
- 10.6 Policy CS7 of the Islington Core Strategy (2011) comprises the Spatial Strategy for Bunhill and Clerkenwell. Part A states that employment development will contribute to a diverse local economy which supports and complements the Central London Economy. Employment led development will be largely concentrated south of Old Street and Clerkenwell Road, but also encouraged in other parts of the area particularly along major routes, such as Goswell Road.
- 10.7 Policy CS13 of the Core Strategy states that the Council will encourage new employment floorspace in particular business floorspace to locate in the CAZ and town centres where access to public transport is greatest. The Council should also look to require a range of unit types and sizes including those suitable for SMEs. Part C of the same policy seeks to provide support for jobs and training opportunities for on site construction above a threshold of 500sq.m as well as training and apprenticeship opportunities for developments exceeding the same threshold. A proportion of the floorspace should also be made available for small, micro, or affordable workspace.
- 10.8 Policy DM4.12 (Social and strategic infrastructure and cultural facilities) states that the Council will not permit the loss or reduction of social infrastructure uses unless a replacement facility is provided on site which would meet the need of the local population, or the specific use is no longer required on site. In the latter scenario, the applicant must demonstrate that the proposal would not lead to a shortfall in provision for the specific use within the local catchment; that there is no demand for suitable social infrastructure on the site or that the site would not be appropriate for such uses; that an appropriate replacement or relocated facility provides a level of accessibility or standard that is equal to that of the existing.
- 10.9 Policy DM5.4 states that within employment growth areas, major development proposals for employment floorspace must incorporate an appropriate amount of affordable workspace and/or workspace suitable for occupation by micro and small enterprises. 5% of the floorspace should be provided for 10 years at a peppercorn rent.
- 10.10 Policy BC4 of the Finsbury Local Plan (2013) which relates to Northampton Square, Goswell Road and Spencer Street states that new development will enhance the legibility and character of this area strengthening the identity of its streets and spaces and building on its diverse mix of uses including a diverse range of employment spaces.
- 10.11 Policy BC8 states that within the Employment Growth Area, the proposals should incorporate the maximum amount of business floorspace reasonably possible on the site. Part C states that within Employment Growth Areas (offices) the proportion of office floorspace should be optimised. Other uses may be provided at the ground level where

an active frontage would enhance the street environment or would complement other uses. The policy also promotes a commensurate uplift in housing in conjunction with the London Plan 2016. Where housing makes up less than 20% of the total net increase of office floorspace, there should be an equivalent contribution for off site housing provision.

- 10.12 Draft Local Plan policy SC1 states that the Council does not permit the loss of any social and community infrastructure uses unless a replacement facility is provided on site or if the space is no longer required demonstrated through provision of marketing and vacancy evidence and a community needs assessment.
- 10.13 Draft Local Plan Policy B1 states that the Council has an aim to deliver an inclusive economy based on a diverse and vibrant economic base through a range of workspace types and unit sizes. New business floorspace should be provided within the CAZ and the Bunhill and Clerkenwell Area Action Plan Area.
- 10.14 Draft Local Plan Policy B2 states that the Council will seek to direct new business floorspace to the specified locations including the CAZ and AAP Area. In this area, office uses are the priority in order to support London's Strategic role. A range of workspace typologies will be sought including Grade A offices, serviced offices, co-working spaces, hybrid workspace and other types of flexible workspace and lower specification office space suitable SMEs and business services.
- 10.15 Draft Local Plan Policy B4 requires Major development proposals within the CAZ involving 1000sq.m or more net additional floorspace to incorporate at least 10% affordable workspace for a peppercorn rent for a period of more than 20 years. Such workspace should be built to Category A fit out and provide a high standard of amenity for occupiers including access to relevant servicing and facilities.
- 10.16 Policy B5 of the Emerging Local Plan states that major developments delivering at least 500sq.m of GEA office floorspace should provide on site construction training opportunities. Jobs and training opportunities including apprenticeships will be required from developments where there is an uplift of the same.
- 10.17 Policy BC1 of the Emerging Bunhill and Clerkenwell Area Action Plan requires development proposals providing 500sq.m or more net increase floorspace to provide 80% in office use.
- 10.18 The site forms a site allocation (BC51) in the draft Bunhill and Clerkenwell Area Action Plan which states that the current building is vacant and that the allocation is for Office development in this location.
- 10.19 Planning permission is sought for the change of use of the existing building from the existing 2,705 sqm of Class F1 use to 2,705 sqm Class E office floorspace.
- 10.20 Under planning application P2021/1292/FUL the change of use from social and community use (class F.1) to office (class E) was found to be acceptable. The committee report stated that the applicants demonstrated that the scheme, incorporating the loss of the educational use, would not be harmful to education capacity in the London Borough of Islington. The committee report states that it has been demonstrated that alternative uses could not be suitably accommodated within the building and that marketing was been carried out over three years demonstrating that the building has not been attractive to F.1. / social infrastructure users. The report concludes that the proposal complied with policy DM4.12.
- 10.21 The extant permission was permitted relatively recently in August 2022 and the conditions and context remain broadly comparable to present. In addition, as part of the Local Plan examination the Site Allocation for this site was modified to identify that the building is currently vacant, and the site allocation has been modified to and now allocates the site for office, removing the reference to requiring robust justification for any change of use from its former education use.
- 10.22 Irrespective of the change to the site allocation in the Bunhill and Clerkenwell Area Action Plan site allocations (set out within the modified plan) the applicant has undertaken further work to

demonstrate the market conditions for the site and the existing use still do not support a continuation of the use of the site for social infrastructure, largely due to the constrained layout, low ceilings, lack of car parking and disability access without significant modifications that may affect viability. The Italia Conti now has a 50000sq.ft premises ready to open within a mixed use town centre development in Woking. There are no implications for existing educational capacity, demand and supply. There is no specific educational demand for this site due to size with greater demand for sites further east. Finally, the applicant has sought to demonstrate that office floorspace demand is increasing in the office fringe, albeit with the potential for flexibility.

- 10.23 Given the above points, the proposed change of use from education to office is acceptable.

#### Office Floorspace

- 10.24 The scheme would create a total of 2375sq.m (GIA) (or 1958sq.m (NIA)) of office floorspace. The site is located within the CAZ and within the existing development plan, an Employment Growth Area (offices). The existing and draft local policy make clear the Council's priority in delivering additional employment floorspace within the CAZ to support the primary economic function of the area.
- 10.25 Local Plan policy further requires office accommodation to be maximised in line with the priorities of the CAZ. No extension to the building is proposed and therefore it is acknowledged that this development would not intensify the office provision in line with the previous approved development on the site, approved under P2021/1292/FUL. However, the development would provide an opportunity to deliver high quality modern office accommodation. The applicant has stated that an occupier, Spacemade, has agreed to take on the building and provide serviced office accommodation. The submitted drawings show open plan layouts of the proposed floorspace. However, it is understood that the floorspace would be carved up into different sized office spaces, connected via communal corridors and the stairs. Whilst the layout is to be developed with the specific occupier in mind, flexibility remains within the proposed layout so that it could be occupied by a different user in the future.
- 10.26 The proposed development involves alterations at ground and first floor level to Goswell Road and at first floor level to Glasshouse Yard, which achieves activation within the townscape.

#### Affordable workspace

- 10.27 Policy DM5.4 relates to size and affordability of workspace and requires that affordable workspace is provided on this site, and that 5% of floorspace should be provided as affordable. The policy and supporting text state that this workspace should be leased to the Council at peppercorn rent for a period of 10 years. Draft Local Plan Policy B4 requires major office proposals to provide at least 10% of office floorspace as affordable, leased to the Council for 20 years at peppercorn rate.
- 10.28 The proposal provides affordable workspace on part of the ground floor, to the rear of the site. It benefits from a dedicated access from Glasshouse Yard and from within the building, and includes its own kitchen and toilet facilities. This affordable workspace unit is 91sqm and equates to 5.2% of the total NIA and 3.8% of total GIA. The planning statement says that this will be provided at a 'long term' peppercorn rent.
- 10.29 The extant permission proposed a similar but slightly larger affordable workspace unit of 101sqm (due to some changes in the ground floor layout). The provision equated to 5% NIA / 3.44% GIA of floorspace. It equates to slightly less as a proportion, due to the extant scheme including an extension. It was to be provided for a period of 30 years. The committee report for the extant scheme noted the affordable workspace provision would be a shortfall in relation to a GIA requirement, which is more explicit in the draft Local Plan. It is noted that as the affordable workspace shares the ground floor with the reception and core to the main building, any further workspace would have to be provided on upper levels. The report noted that the provision period of 30 years exceeds the policy target.

- 10.30 The under provision with regard to a GIA requirement remains in the current proposal and the provision falls well short of the 10% required under the draft policy B4, which is afforded significant weight. The disadvantages in expanding the affordable workspace units with respect to access due to the ground floor layout remain in this revised scheme.
- 10.31 However, consistent with the extant permission, the under provision of affordable workspace could be mitigated by securing the affordable workspace unit for a longer period of time, that is matching the extant permission period of provision to the Council at peppercorn rent for a period of 30 years. Prior to the previous planning application being presented to Committee, the Council's viability officer advised that the 30 year period of operation, despite the shortfall in space was equivalent to a policy compliant position (10% floorspace/20 year period).
- 10.32 The provision of this quantum of space for this extended period of time, is acceptable to the Inclusive Economy Team. Therefore, it is recommended that the S106 agreement secures the affordable workspace for a period of 30 years.
- 10.33 The affordable workspace would be located to the rear of the ground floor level. The workspace would benefit from a dedicated access on to Glasshouse Yard and a secondary internal access via the main reception of the building. This provides inclusive access and must be secured in perpetuity. The workspace will benefit from large expanse of glazing on Glasshouse Yard, as well as rooflights to the northern part of the space and windows to the lightwell.

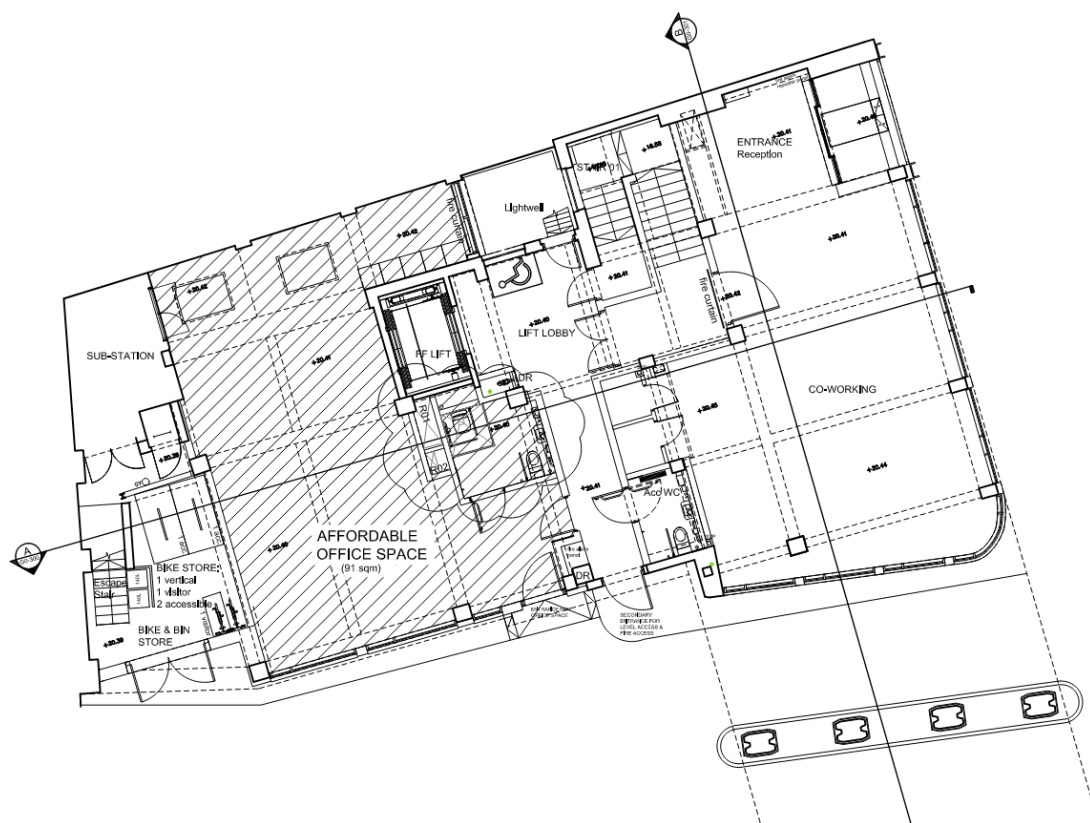


Figure 13: Proposed ground floor layout

- 10.34 The layout of the floorspace includes a dedicated accessible toilet as well as cycle and bin storage and a kitchenette. A separate accessible WC and shower is provided on amended plans dedicated to the affordable workspace. The workspace must benefit from adequate facilities for future occupiers, and this is therefore secured by condition.
- 10.35 The fit out for the workspace would be to a Category A standard and this will be secured as part of the legal agreement. The following should be considered as part of the fit out:

- Raised floors and suspend ceilings (if they are being proposed)
- Internal surface finishes
- Installation of mechanical and electrical services (including ventilation and heating)
- Toilets
- Kitchenette
- Blinds
- Basic fire detection devices

10.36 The applicant has also confirmed that the service charge will not be more than 50% of a fair proportion of the costs associated with the space - the discount is passed onto the operator to ensure the space is truly affordable and to allow them to deliver their social value objectives. This will be secured as part of the legal agreement.

10.37 Overall, the principle of office use in this location is acceptable. Should planning permission be granted, a condition is recommended to restrict the permitted use to office only (Class E(g)(i)). Other uses within Class E may not be acceptable in the proposed location and have not been assessed as part of this application, therefore the recommended condition would allow for continued control of the future uses of the building. The affordable workspace provision would be acceptable, subject to securing the details set out above by way of conditions and a legal agreement.

### **Design, Conservation and Heritage**

10.38 London Plan policy D3 states that development must make the best use of land by following a design-led approach that optimises the capacity of sites, to ensure that development is of the most appropriate form and land use for the site. The design-led approach requires consideration of design options to determine the most appropriate form of development that responds to a site's context and capacity for growth. It further states that higher density developments should generally be promoted in locations that are well connected to jobs, services, infrastructure and amenities by public transport, walking and cycling.

10.39 In terms of design and heritage considerations, London Plan policy D3 part D states that development proposals should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions; respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character; and be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan through appropriate construction methods and the use of attractive, robust materials which weather and mature well.

10.40 London Plan Policy D4 stipulates the importance of design scrutiny of development proposals starting from pre-application stage. It states that the design of development proposals should be thoroughly scrutinised by borough planning, urban design, and conservation officers, utilising analytical tools, local evidence, and expert advice where appropriate. In addition, boroughs and applicants should make use of the design review process to assess and inform design options early in the planning process.

10.41 Core Strategy Policy CS9 requires the borough's unique character to be protected by preserving the historic urban fabric, and new buildings should be sympathetic in scale and appearance and to be complementary to the local identity.

10.42 Policy DM2.1 requires all forms of development to be of a high-quality design, 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. Permission will be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

- 10.43 Policy DM2.3 requires development to conserve and enhance the borough's heritage assets, in a manner appropriate to their significance. The Council requires new developments within Islington's conservation areas settings to be of high-quality contextual design, and harm to the significance of a conservation area will not be permitted unless there is a clear and convincing justification. Part B ii of the policy goes on to state that the Council will require the retention of all buildings which make a positive contribution to the significance of a conservation area. Part E of the policy relates to non-designated heritage assets (i.e. locally listed buildings) which the Council encourages the retention, repair and reuse of such buildings. Part F of the policy addresses archaeological remains, monuments and archaeological priority areas. The policy states that the Council will ensure the conservation of scheduled monuments and non-designated heritage assets with archaeological interest which are of demonstrably equivalent significance. All planning applications affecting priority areas should be accompanied by assessments. Archaeological remains should be retained in situ.
- 10.44 Draft Local Plan policy DH1 requires development to conserve or enhance Islington's heritage assets – both designated and non-designated - and their settings in a manner appropriate to their significance. Further to this, Policy DH2 requires Development within conservation areas and their settings – including alterations to existing buildings and new development – to conserve and enhance the significance of the area and must be of a high-quality contextual design. Draft policy PLAN1 requires development to be of a high architectural and design quality to reflect the historical context and distinctive local built form and urban form.
- 10.45 In terms of conservation area and heritage asset, the Planning (Listed Buildings and Conservation Areas) Act 1990 (amended) requires planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area (section 72); it also requires decision maker to have special regard to preserve or enhance the significance of heritage assets through the planning process (Section 66). The following heritage assets are located within the immediate proximity:
- Grade II\* Crescent House (east side of Goswell Road)
  - Grade II Golden Lane Estate
  - Grade II listed wall to the rear of 23 Goswell Road
  - Adjacent to Charterhouse Conservation Area
  - Adjacent to Hat and Feathers Conservation Area
- 10.46 Given the adjacencies of such significant heritage assets, and thus sensitivities, any changes to the building must be assessed with regard to the arising impact on the setting of these heritage assets to ensure that the development preserves and/or enhances their setting.
- 10.47 The existing building is a purpose built 1960s office block which has limited architectural merit. The building has a primary frontage on to Goswell Road and a secondary frontage to Glasshouse Yard, although neither activate the streetscape particularly well and the use of the building has a limited interaction with the street. A modest pedestrian entrance is situated on the right hand side of the front façade with steps up from street level. The secondary frontage on Glasshouse Yard which is located beyond the undercroft contains a number of service entrances and as such makes no positive contribution to the street.
- 10.48 The building does sit sympathetically within the wider streetscape within a series of four buildings between the southern junction with Glasshouse Yard and the Clerkenwell Road junction that are similar in height and form a cohesive built form within the street. To the rear of the site within Glasshouse Yard, the six to eight storey buildings form a very compact streetscene where building heights are emphasised within a narrow street. The secondary frontage has even less architectural merit as the building's form fragments poorly and its ground floor fails to animate or enrich the public realm.



- 10.49 The application proposes the retention and refurbishment of the existing building with alterations to the facades as well as the creation of roof top plant.
- 10.50 Unlike the previous application, the application does not propose an extension to the building floorspace. Modest interventions are proposed at roof level which include the installation of plant and a sedum roof. The plant would be located to the south of the existing roof access structure, and would sit below the height of the existing structure. The main bulky plant would be located away from the Goswell Road frontage of the building, with lower level plant located adjacent to the parapet of the front elevation. As such, the plant would have limited visibility from the surrounding townscape and would largely only be visible in high level private views.
- 10.51 The proposed façade would enhance the relationship between the ground floor and the public realm. A double height frontage is proposed along Goswell Road which would positively signal the building's presence with the streetscene and would animate the street edge, creating a more active and urbane frontage. At street/base level, the double height glazed frontage to Goswell Road, and its immediate return to Glasshouse Yard, is broken down into a series of bays that follow the internal column lines.
- 10.52 The legible double height effect serves to pronounce and celebrate the entrance to the building and its position within the streetscape. The primary entrance is further demarcated with a linear lighting pattern.
- 10.53 The existing brickwork on the Goswell Road frontage would be retained and repointed with a dark grey mortar. The re-designed frontage on the upper floor levels of the building would retain the existing solid to void ratio. The frontage would be clad beneath the windows in concrete effect panels, coloured light grey with grey coloured pressed metal 'unbroken' vertical columns. The metal columns are profiled in order to enhance the depth of the façade. The proposed windows would be multi paned, openable, crittal styled metal, in a dark grey.

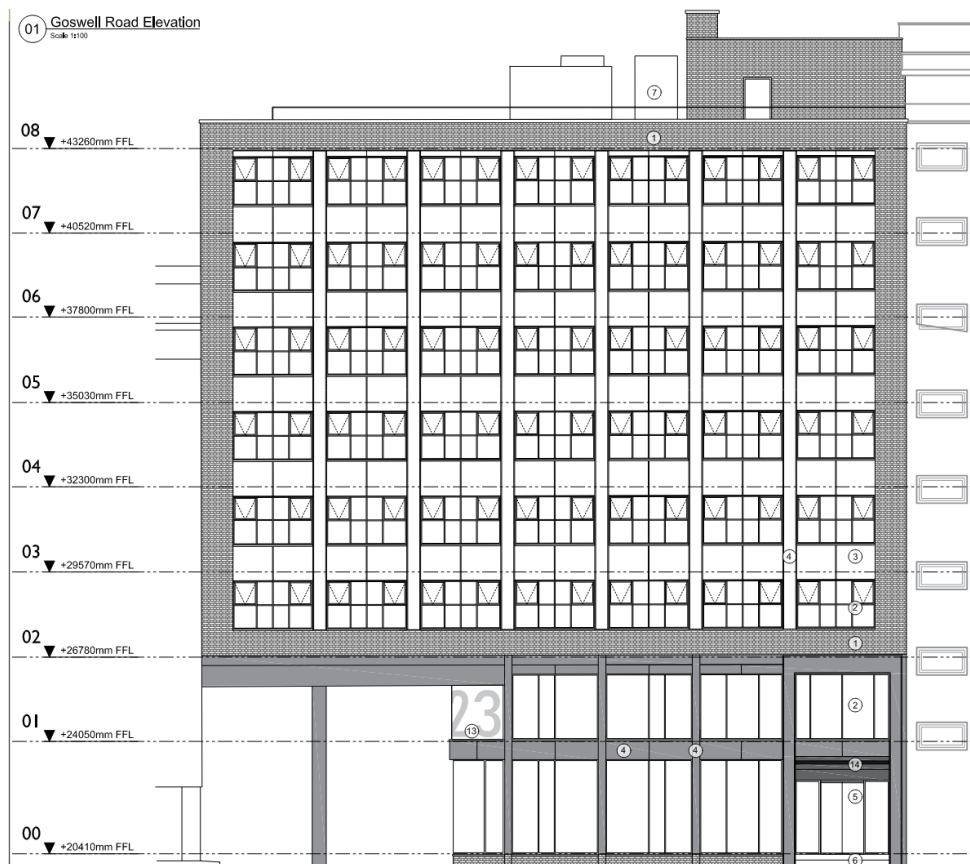


Figure 14: Front elevation proposed

- 10.54 The return into Glasshouse Yard adjoins the building's underpass which currently presents a dark and dismal access point. The proposal is to re-clad the existing columns and ceiling of the

underpass and add lighting strip features to the underpass. These merge into the double height glazing of the building base creating a more seamless entity and significantly improving the public realm including safety.

- 10.55 The materials palette subtly changes from a darker treatment to the primary frontage to Goswell Road to a lighter treatment to the secondary frontage to the more enclosed and tighter grain of Glasshouse Yard. The existing brickwork is proposed to be retained and repointed using a light grey mortar. The cladding panels are to be replaced with light grey concrete effect panels. The windows are to be as per the Goswell frontage, dark grey crittall type windows, that are also openable. The unbroken vertical columns are in a light grey pressed metal.
- 10.56 The secondary frontage is where the affordable workspace would be accessed from. The entrance is suitably legible and while not as dramatic as the entrance to Goswell Road, being a secondary entrance this is reflected in the proposed designs. Feature lighting is proposed to enhance legibility and the aesthetics of the main pedestrian entrance to this edge. The lighter materials palette to Glasshouse Yard is supported given the tighter, denser, street characteristics and conditions of this narrow street.



Fig 15: Streetscene photo montage



Fig 16: Goswell Road and Glasshouse Walk frontage.

- 10.57 The applicant has revised the design of the entrance to the cycle storey. This is in light of Secure by Design comments in relation to security. The entrance to the cycle store along this secondary edge is appropriately legible while security and refuse stores are appropriately addressed with solid doorways.



Fig 17: Glasshouse Yard frontage.

- 10.58 Golden Lane Estate was listed Grade II in 1997 with Crescent House, that sits directly opposite the site, listed as Grade II\* for its special architectural interest. The proposal is located directly opposite the Crescent. In the absence of roof level extensions, there will be a neutral impact on the setting as a result of the façade alterations.
- 10.59 In the context of the previous planning application which proposed extensions to the rear and side, in close proximity to the listed medieval wall and high archaeological potential, this scheme does not present the same harm nor does it give rise to the requirement for mitigation including specific piling and foundation conditions.

## Conclusion

- 10.60 The proposal represents an acceptable quality of design whereby the existing building is to be retained and refurbished. The building's appearance will be enhanced to both its primary Goswell Road frontage and to its secondary Glass House yard frontage. While the building is located opposite and adjacent to significant heritage assets, the proposed changes would have a neutral impact on the setting as a result of the minimal nature of the changes proposed.

## Inclusive design

- 10.61 London Plan policy GG1 states that development must support and promote the creation of a London where all Londoners can move around with ease and enjoy the opportunities that the city provides. Further, it supports and promote the creation of an inclusive London where all Londoners can share in its prosperity, culture and community minimising the barriers, challenges and inequalities they face. In addition, London Plan policy D5 sets out inclusive design principles which states that development should achieve the highest standards of accessible and inclusive design.
- 10.62 Policy DM2.2 of the Islington Local Plan requires new developments to demonstrate that they provide for ease and versatility of use, deliver safe environments, produce places and space that are convenient and enjoyable to use for all and bring together the design and management of development from the outset and over its lifetime. Draft Local Plan Policy PLAN1 requires development to be adaptable, functional and resilient, and able to respond to the spatial, social and economic needs of the borough's increasingly diverse communities and their different and evolving demands. In addition, Policy B2 requires development of new business floorspace to incorporate the highest inclusive design standards achievable in context. Further guidance is set out in the Council's Inclusive Design SPD.
- 10.63 Improvements to the access of the proposed office use and to the public realm are required to be delivered as part of the proposed development. At present, the existing building access is via the entrance from Goswell Road which is stepped. The public footway to Goswell Road reflects the primary use of this street, however, the pavement width significantly reduces to access Glasshouse Yard beneath the undercroft, with paraphernalia such as the road sign also located on the pavement beneath the undercroft. The pavement stops next to the existing rear service access at the site, and does not extend across the frontage within Glasshouse Yard.
- 10.64 The proposed development would include a sesame lift to the primary entrance on the Goswell Road in order to provide level access. Given the constraints of the Glasshouse Yard pavement width, an internal access door would facilitate inclusive access to the affordable workspace to the rear of the site. Public realm improvements such as the removal of the road signage for Glasshouse Yard is to be relocated and the pavement is proposed to be extended across the frontage within Glasshouse Yard. The Glasshouse Yard frontage must include a dropped kerb outside of the secondary entrance on Glasshouse Yard connecting the footway and the carriageway to enable level access. These are secured as part of the legal agreement.
- 10.65 All entrances and doors will not have an opening weight of more than 30N and the widths of the opening are 1000mm. It is proposed to included space for a mobility scooter within the basement as part of the end of journey facilities which will be provided. The facilities will also include accessible



showers and toilets, at basement and the ground floor level. It has been confirmed that accessible toilets will comply with Building Regulation's approved document part M. The accessible toilets at ground floor level are step free. At the upper floor levels, details of the doors and accesses have been revised to ensure that all toilet doors open outwards to provide sufficient space for accessible users and that office doors avoid clashes. Details of reception layout, entry phones for all users, signage, wayfinding both internally and externally and surface materials, are secured by recommended condition.

- 10.66 The Islington Inclusive Design SPD requires that major developments provide a safe drop-off which include a dropped kerb and safety zone in close proximity to the application site. The reliance on blue badge holders to park in resident bays or short stay bays is not acceptable and provision for a safe drop off must be secured as part of the S278 secured through the S106 legal agreement.
- 10.67 The drawings show a limited quantum of accessible cycle parking as part of the proposed facilities, with the provision being located to the rear of the site, which provides cycle parking for the affordable workspace. The cycle parking standards set out in Appendix 4 of the draft Local Plan requires 20% accessible spaces. This provision has not been met and it has not been satisfactorily demonstrated that this can't be met. A condition is therefore recommended to secure further details of the cycle parking to ensure a policy compliant level is provided.
- 10.68 Overall, subject to conditions and the obligations set out in the legal agreement, the proposed development would provide sufficient inclusive and accessible design for future occupiers given the refurbishment of the existing building.

### **Fire Safety**

- 10.69 The London Plan policy D12 requires that in the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety. The policy requires all major development to be submitted with a Fire Statement, produced by a suitably qualified assessor. Policy D5 of the London Plan requires development proposals to include the highest standards of accessible and inclusive design and should be designed to incorporate safe and dignified emergency evacuation for all building users. In all developments where lifts are installed, as a minimum at least one lift per core (or more subject to capacity assessments) should be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building.
- 10.70 The Fire Statement which has been submitted with the application is prepared by Nigel Hiorns who is suitably qualified Fire Engineer and the statement confirms that BS9999 has been used for the design of the fire strategy.
- 10.71 The excavation strategy outlined in the report states that a dual-purpose firefighting/ evacuation lift shall be provided as far as practicable to achieve within the existing lift shaft and the existing building constraints. It is not clear as to whether a firefighting/ evacuation lift is included within the proposed development and this is key to understand the emergency evacuation procedure and Fire Safety strategy. It is stated that the lift is complemented by a refuge area within the firefighting core and associated management procedures. It goes on to state that an evac chair or a powered evac chare could be deployed and that the responsible persons shall prepare a PEEPS or equivalent in order to manage the evacuation of disabled persons. The evacuation strategy is not clear for persons who require level access.
- 10.72 The Fire Statement goes on to state that Section 7 outlines the proposed strategy for materials and workmanship. This states that all building work shall be carried out in accordance with Regulation 7 of the Building Regulations and that materials and specification shall be provided at a later stage (of design development). The London Plan policy is clear that detail of how the development will function in terms of the building's construction, method and products and materials used, including manufacturer's details.

- 10.73 The Statement confirms that the means of escape has been significantly enhanced by upgrading the existing internal escape core to a firefighting standard and proposes that Glasshouse Yard would be a suitable must location to accommodate building users away from traffic and firefighting vehicles. It then goes on to state that the fire service can access the dry riser from Goswell Road or could drive into Glasshouse Yard where there are hydrants. It is not clear how the muster location and the fire service vehicles location would be compatible.
- 10.74 The statement re-confirms that significant enhancements are proposed as part of the development which includes BS9999 being used to design the fire strategy, the installation of a new fire alarm system to L2 or better, all floors shall be compartment floors as well as the enhanced facilities as part of the firefighting core. It states that detailed management and maintenance plans shall be developed prior to occupation.
- 10.75 Given the above, further detail and information is secured by condition in order to demonstrate that the development would comply with policies D5 and D12 of the London Plan.

### **Amenity**

- 10.76 The NPPF states that planning decisions should ensure that developments would have a high standard of amenity for existing and future users. 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.
- 10.77 London Plan Policy D3 part D states that development proposals should deliver appropriate outlook, privacy and amenity, the design of the development should also help prevent or mitigate the impacts of noise and poor air quality.
- 10.78 Development Management Policies DM2.1 and DM6.1 which require all developments to be safe and inclusive and to maintain a good level of amenity, mitigating impacts such as noise and air quality.
- 10.79 Draft Local Plan Policy PLAN1 requires all development must ensure a good level of amenity must be provided, including consideration of noise and the impact of disturbance, hours of operation, vibration, pollution (such as air, light and noise), fumes between and within developments, overshadowing, overlooking, privacy, direct sunlight and daylight, over-dominance, sense of enclosure and outlook.

### **Daylight, sunlight, overlooking and sense of enclosure**

- 10.80 As previously mentioned, the proposed development retains the form of the existing building whilst installing plant to the main roof. Given the nature and scale of the proposed plant and its proposed location, this would not detrimentally impact upon the amenity of neighbouring occupiers in regards to daylight, sunlight, outlook or sense of enclosure.
- 10.81 The views from the application building will not be altered as a result of the proposed development. As previously mentioned, the window openings retain the existing ratio of solid to void. No roof terrace is proposed as part of the development and a planning condition will be applied on this basis. Whilst there maybe a degree of mutual overlooking between future occupiers and occupiers of other surrounding buildings, the relationship is long established and would be acceptable.

### **Light pollution**

- 10.82 The development would not alter the long-established commercial nature of the building. However, given the change of use the proposal could result in light pollution occurring should office staff need to work outside normal office hours. As such, a condition is recommended to

secure details of measures to adequately mitigate light pollution affecting adjacent residential properties.

- 10.83 As the proposed development is to be used exclusively as office accommodation, it is not a noise sensitive development and, as such, its location within the CAZ and adjacent to a busy road will not generate harmful impact for the proposed occupiers of the building. Given the proposed installation of condensers, MVHRs and AHUs, the application is accompanied by a noise assessment. The report predicts compliance with Islington's plant noise criterion with significant mitigation with AHU attenuators on the inlet and outlet, attenuators for the MVHRs and an acoustic enclosure for the condensers. In order to minimise adverse impacts for nearby receptors, a suitably worded condition should secure that noise from the plant is 5db below the background noise level at 1m from the façade of the nearest noise sensitive receptor.
- 10.84 The development proposes to install a standby generator to the rooftop area. The noise assessment report confirms that the noise has been predicted and requires an acoustic enclosure to achieve compliance with the Council's noise criterion. This is acceptable, subject to a further condition securing further details of the plant operation to minimise noise and air quality impacts. When installing an emergency generator, the Council will require the applicant to justify its purpose and complete a HMPI Technical Guidance TGND 01 calculation to ensure that the flue will not cause an amenity problem in adjacent residential properties. The maximum capacity of any emergency generator fuel tank will be able to run for 12 hours, with consideration of up to 24 for life critical systems.
- 10.85 There is no need therefore for an hours of use (of roof) condition, a noise condition or a no-smoking condition.

#### Construction impacts

- 10.86 The application submission includes a draft Construction Management Plan. This is limited and no reference is made to Islington's Code of Practice for Construction Sites. This type of commercial refurbishment in this location in close proximity to office and residential properties frequently lead to complaints. As such, a site specific CMP is secured by condition. It is further noted that the Air Quality report sets out Medium Risk measures during demolition and Low Risk measures during earthworks, construction and trackout which must be included as a minimum within any submission.

#### Energy and sustainability

- 10.87 The NPPF confirms that the purpose of the planning system is to contribute to the achievement of sustainable development, and standards relevant to sustainability are set out throughout the NPPF. Paragraph 152, under section 14. 'Meeting the challenge of climate change, flooding and coastal change', highlights that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

#### Energy Performance.

- 10.88 The Council requires all developments to 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 carbon dioxide 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 carbon dioxide emission.

- 10.89 Islington's Core Strategy policy CS10 (part A) states that all developments should maximise on-site reduction in total (regulated and unregulated) carbon dioxide emissions. The Core Strategy also requires developments to address a number of other sustainability criteria such as climate change adaptation, sustainable transport, sustainable construction and the enhancement of biodiversity.
- 10.90 Policy DM7.1 requires development proposals to integrate best practice sustainable design standards and states that the Council will support the development of renewable energy technologies, subject to meeting wider policy requirements. Details are provided within Islington's Environmental Design SPD, which is underpinned by the Mayor's Sustainable Design and Construction Statement SPG.
- 10.91 The applicant has submitted a Part L energy compliance report (prepared by Syntegra) which sets out the applicants' approach to the reduction of emissions, and the Mayor's Energy Hierarchy. Separate documents have been submitted in relation to the Circular Economy, fabric performance, BREEAM, overheating and ventilation and extraction.
- 10.92 The London Plan (2021) sets out a CO2 reduction target, for regulated emissions only, of 35% against Building Regulations 2013. The submitted SDCS indicates 44.7% reduction in regulated CO2 emissions against a Building Regulations 2013 baseline, thereby meeting the London Plan target.
- 10.93 Islington's Core Strategy policy CS10 requires onsite total CO2 reduction targets (regulated and unregulated) against Building Regulations 2010 of 40% where connection to a decentralised energy network ('DEN') is possible, and 30% where not possible. These targets have been adjusted for Building Regulations 2013 to of 39% where connection to a decentralised energy network is possible, and 27% where not possible. The GLA Energy Assessment Guidance and Carbon Emissions Reporting Spreadsheet have been updated accordingly to require an on-site carbon reduction of at least 35 per cent beyond Part L 2021. This is equivalent to a 55% reduction over Part L 2013. The submitted Energy Statement confirms a 79.2% reduction in total emissions against a Building Regulation 2021 baseline.
- 10.94 With regard to Zero Carbon policy, the Council's Environmental Design SPD states "after minimising CO2 emissions onsite, developments are required to offset all remaining CO2 emissions (Policy CS10) through a financial contribution". All in this regard means both regulated and unregulated emissions. The Environmental Design SPD states "*The calculation of the amount of CO2 to be offset, and the resulting financial contribution, shall be specified in the submitted Energy Statement*". In order to mitigate against the remaining carbon emissions generated by the development, the SDC includes a correctly calculated Carbon Offset contribution of **£40,784**. This is to be secured by way of a planning obligation.

#### *Sustainable Design Standards*

- 10.95 Council policy DM 7.4 A states "*Major non-residential developments are required to achieve Excellent under the relevant BREEAM or equivalent scheme and make reasonable endeavours to achieve Outstanding*". The Council's Environmental Design Guide states "*Schemes are required to demonstrate that they will achieve the required level of the CSH/BREEAM via a pre-assessment as part of any application and subsequently via certification*".
- 10.96 An updated BREEAM pre-assessment has now been provided. This now suggests that it might be possible to achieve a BREEAM 'Excellent' rating, with a potential score of 71.04%. This qualified with a comment that the applicant may target a score of around 67-68%, to avoid the risk of unrealistically promising to achieve an 'Excellent' rating.
- 10.97 The applicant should aspire to achieve the higher score and the 'Excellent rating' – but if this ultimately proves impossible, should demonstrate that the highest feasible score has been attained in achieving a 'Very Good' rating.



### *Energy Demand Reduction (Be Lean)*

- 10.98 Council policy DM 7.1(A) states “*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.*” Further, Council policy states “*developments are required to demonstrate how the proposed design has maximised incorporation of passive design measures to control heat gain and to deliver passive cooling, following the sequential cooling hierarchy*”.
- 10.99 The U-values proposed for roof, floor, windows and doors all compare favourably with the recommendations of Islington’s Environmental Design SPD. However, external walls and general air – tightness (permeability) is weaker which is recognised as being the result of a refurbished building. Through energy efficiency measures, the development achieves a 56% reduction in Regulated Emissions over a Part L 2021 baseline, which exceeds the London Plan target.

### Dynamic thermal modelling and active cooling

- 10.100 In accordance with Council policy “Applications for major developments are required to include details of internal temperature modelling under projected increased future summer temperatures to demonstrate that the risk of overheating has been addressed”.
- 10.101 Thermal modelling should be carried out using CIBSE TM49 DSYs and assessed against the criteria of CIBSE TM52 and CIBSE TM59 to demonstrate the risk of overheating has been addressed. (GLA Energy Assessment Guidance 2022; Section 8)
- 10.102 Council policy states “Use of technologies from lower levels of the hierarchy shall not be supported unless evidence is provided to demonstrate that technologies from higher levels of the hierarchy cannot deliver sufficient heat control”. Thermal modelling should be carried out without the inclusion of active cooling (as above) to show there is a risk of overheating before active cooling can be justified.
- 10.103 A TM52 overheating analysis has been undertaken. The underlying assumptions for the analysis were generally considered to be reasonable. This shows that the development will fail the overheating criteria under DSY1 conditions if natural ventilation and control of solar gains through glazing only are used. However, the development passes under DSY1 conditions when ventilation through external louvres is used. Active cooling is necessary for the development to pass under DSY2 and DSY3 conditions. Although mechanical ventilation is proposed, more information should be provided including demonstrating that all lower levels of the cooling hierarchy have been maximised before active cooling is used.

### Low carbon energy (be clean)

- 10.104 London Plan Policy SI3D states that “major development proposals within Heat Network Priority Areas (covers all of Islington) should have a communal low-temperature heating system” in which the heat source for communal heating system should be selected in the following heating hierarchy: a) connect to local existing or planned heat networks; b) use zero-emission or local secondary heat sources (in conjunction with heat pump, if required); c) use low-emission combined heat and power (CHP) (only where there is a case for CHP to enable the delivery of an area-wide heat network, meet the development’s electricity demand and provide demand response to the local electricity network); d) use ultra-low NOx gas boilers.
- 10.105 The site is identified as being within 250m of the Bunhill Heat Network and 125m from the Citigen Network and therefore, it is expected that the development will connect to the network. This is welcomed and strongly supported by the Council Energy Officers. The applicant advises that the potential for connections to either would be explored during detailed design work, however, the feasibility should be considered now prior to the implementation of any planning permission

### Renewable energy supply (Be green)

- 10.106 The energy hierarchy London Plan SI2 A states that major developments should look to '*maximise opportunities for renewable energy by producing, storing and using renewable energy on-site*' at the 'Be Green' stage. The Council's Environmental Design SPD (page 12) states "use of renewable energy should be **maximised** to enable achievement of relevant CO2 reduction targets." Air Source Heat Pumps are proposed to be used for the development. Other technologies have been considered including photovoltaics, ground source heat and biomass, but have been discounted due to their low carbon payback

#### Be Seen and the Green Performance Plan

- 10.107 The London Plan 2021 states that developments must "be seen: monitor, verify and report on energy performance" and that "The move towards zero-carbon development requires comprehensive **monitoring of energy demand and carbon emissions** to ensure that planning commitments are being delivered. Major developments are required to monitor and report on energy performance, such as by displaying a Display Energy Certificate (DEC), and reporting to the Mayor for at least five years via an online portal to enable the GLA to identify good practice and report on the operational performance of new development in London."
- 10.108 Council policy states "applications for **major developments are required to include a Green Performance Plan (GPP)** detailing measurable outputs for the occupied building, particularly for energy consumption, CO2 emissions and water use, and should **set out arrangements for monitoring the progress of the plan over the first years of occupancy.**" The Council's Environmental Design SPD provides detailed guidance and a contents check-list for a Green Performance Plan.
- 10.109 A draft Green Performance Plan has been provided. The information provided in this is sufficient, although further updates to the GPP will be needed at s106 stage.

#### Air Quality

- 10.110 Policy 7.14 of the London Plan states that development proposals should minimise increased exposure to existing poor air quality and make provision to address local problems of air quality (particularly within Air Quality Management Areas (AQMAs)).
- 10.111 Local Plan Policy DM6.1 requires developments to provide healthy environments, reduce environmental stresses, facilitate physical activity and promote mental well-being, and states that developments in locations of poor air quality should be designed to mitigate the impact of poor air quality to within acceptable limits. Draft Local Plan Policy S7 requires development proposed to mitigate or prevent adverse impacts on air quality and all Major Development be at least Air Quality Neutral.
- 10.112 The application is accompanied by an Air Quality Assessment prepared by the Air Quality Consultants. The assessment confirms that the development would be Air Quality neutral, the Council's Environmental Health department has been consulted on the application and has raised no objection.

#### Highways and transport

- 10.113 Chapter 10 of the London Plan relates to highways and transportation. London Plan policy T4 states that development proposals should reflect and be integrated with current and planned transport access, capacity and connectivity. A Transport Statement should be submitted with

development proposals to ensure that impacts on the capacity of the transport network are fully assessed. Furthermore, part C of the same policy states that where appropriate, mitigation, either through direct provision of public transport, walking and cycling facilities and highways improvements or through financial contributions, will be required to address adverse transport impacts that are identified.

- 10.114 Local Plan policy DM8.1 states that the design of the development is required to prioritise the transport needs of pedestrians, public users and cyclists above those of motor vehicles. Further, policy DM8.2 states that proposals are required to meet the transport needs of the development and address its transport impacts in a sustainable manner and in accordance with best practice. Where the Council considers that a development is likely to have a significant negative impact on the operation of transport infrastructure, this impact must be satisfactorily mitigated.
  
- 10.115 Local Plan Policy DM8.6 states that for commercial developments over 200sq.m delivery and servicing vehicles should be accommodated on site with adequate space to enable vehicles to enter and exit the site in forward gear demonstrated by a swept path analysis. Where servicing and delivery vehicles are proposed on street it requires details to be submitted to demonstrate that on site provision is not practical and show that the on street arrangements will be safe and will not cause a traffic obstruction or nuisance.
  
- 10.116 The site is located in close proximity to the Barbican Station and several bus routes along Goswell Road and Clerkenwell Road, and this is reflected in the Public Transport Accessibility Level (PTAL) of 6a. The existing building has a primary access from Goswell Road. The building also benefits from vehicle access to a small garage/ service and a smaller pedestrian access from Glasshouse Yard.
  
- 10.117 The development is proposed to be car-free, in accordance with policy. The application proposes the removal of the on site garage/ servicing area to the rear of the site. The application states that delivery and servicing will occur from on street on nearby loading bays to the site. However, there are a limited number of loading bays on Goswell Road, which are not close to the site and limited opportunities existing within Glasshouse Yard given how narrow it is. As such, a servicing and delivery bay should be provided on Goswell Road, and this is secured through the S106 legal agreement.
  
- 10.118 Policy T3 of the draft Local Plan requires that 1 accessible parking space is provided per 33 employees. The proposal states that accessible parking spaces are not to be provided, and instead drivers would rely on existing resident parking bays and short stay bays, as well as existing accessible parking bays near the site. No accessible parking bays have been identified in the application. Accessible parking must be provided on street and the cost of provision is secured by the S106 legal agreement. The Section 278 agreement will also secure a safe drop off to include dropped kerb and safety zone in accordance with the Islington Inclusive Design SPD.
  
- 10.119 Cycle parking standards are set out in the London Plan and the Appendix 4 of the draft Local Plan. The proposed floorspace of 2,705 (GEA) requires a total of 35 long stay and 6 short stay cycle parking spaces. The applicant has submitted a revised basement floorplan which shows 30 vertical long stay spaces, 4 vertical visitor spaces and 3 foldable spaces within the basement and 1 vertical long stay, 1 vertical short stay and 2 accessible spaces at ground floor to the rear of the site. The cycle parking at ground floor level to the rear of the site will be solely used by the Affordable Workspace occupiers, with the basement provision for the remainder of the office floorspace. As such, no accessible cycle parking will be provided for the officer occupiers on the upper floor levels. The short stay provision and the accessible provision falls short of the London Plan and Local Plan cycle parking standards. Whilst retaining the building may present challenges in relation to space requirements, it has not been demonstrated that a policy compliant level of cycle parking cannot be delivered, and there appear opportunities at ground floor and basement floor levels. As such, a condition is recommended to secure a policy compliant level of cycle parking. Transport for London have also raised concerns with the type of cycle parking proposed, with wall mounted spaces which are not suitable for all users and types of cycles. Wall mounted parking should be used with other types

- 10.120 The proposed development creates a main access for the affordable workspace within Glasshouse Yard. The applicant has submitted revised ground floor plans which include an internal access via the main reception to the affordable workspace at the rear of the site. However, there remains concerns in regard to the access of the office floorspace along Glasshouse Yard, given its lack of pavement outside of the entrance and the use of the yard by vehicles. As such, the introduction of the entrance along Glasshouse Yard should be accompanied with the extension of the footway for future occupiers of the workspace and, as such, works to the pavements and footways are to be secured by a S278 agreement.
- 10.121 The proposed office would require 5.2cu.m of waste storage capacity. The plans identify two locations, one at basement level and one at ground floor level where waste would be stored. 5.1cu.m is provided at the basement level. An additional 280litres is provided at the ground floor level. It is stated in the supporting application material that a private waste collection would be operated from Glasshouse Yard weekly. A swept path analysis diagram has been included with the application, showing the vehicle entering Glasshouse Yard. A waste management and collection strategy will be sought through condition.
- 10.122 A draft Travel Plan has been provided with the application and a further Travel Plan to ensure that the strategy and objectives are secured forms an obligation within the S106 legal agreement.

### **Biodiversity and Urban Greening**

- 10.123 London Plan policy G1 states that development proposals should incorporate appropriate elements of green infrastructure that are integrated into London's wider green infrastructure network. Policy G5 further states that Major development proposals should contribute to the greening of London by including urban greening as a fundamental element of site building design and by incorporating measures such as high quality landscaping, green roofs, green walls and nature based sustainable drainage.
- 10.124 Core Strategy policy CS15 and Local Plan policy DM6.5 state that the Council will seek to maximise opportunities to green the borough through planting, green roofs and green corridors to encourage and connect green spaces across the Borough; development proposals are required to maximise the provision of soft landscaping, including trees, shrubs and other vegetation and maximise other biodiversity benefits. Islington's draft Local plan policy G1: Green Infrastructure requires 'major development' to achieve the UGFs of 0.3.
- 10.125 The application is accompanied by an Urban Greening Factor Assessment, which concludes that the development would achieve a score of 0.2. This falls below the policy requirement of 0.3. The proposal would introduce a green roof to the main roof space. Given that the development proposes the retention of the existing structure which occupies the footprint of the site and proposed refurbishment, there are limited opportunities to introduce green infrastructure and enhance biodiversity. The existing building benefits from a flat roof at first floor level to the rear, although this would receive limited levels of sunlight. In addition, the use of green walls would be limited given the buildings tight and shaded location. There is also unbuilt curtilage space to the rear of the site, however, this is also constrained by surrounding buildings and boundaries and would have a northerly aspect only.
- 10.126 The roof of the building would be dedicated mainly to a green roof and unlike the previous scheme, this has not been designed to have any roof terrace areas, pavilions or planters. The applicant has chosen to optimise planting as opposed to Photovoltaics and, while it is possible to combine solar PV with green roofs, in this case, the applicant has chosen to rely solely on the ASHP as the intended technology as per the previous planning application.
- 10.127 The introduction of the green roof provides the opportunity to enhance biodiversity and further details along with the installation of bird and bat boxes are secured by way of condition.

### **Sustainable drainage**

- 10.128 LP Policy SI 5 states that in order to minimise the use of mains water, water supplies and resources should be protected and conserved in a sustainable manner. Commercial development proposals should achieve at least the BREEAM excellent standard for the 'Wat 01' water category or equivalent, and incorporate measures such as smart metering, water saving and recycling measures, including retrofitting, to help to achieve lower water consumption rates and to maximise future-proofing.
- 10.129 Core Strategy Policy CS10 requires all development to demonstrate that it is designed to be adapted to climate change, particularly through design which minimises overheating and incorporates sustainable drainage systems. Local Plan Policy DM6.6 is concerned with flood prevention and requires that schemes must be designed to reduce surface water runoff to a 'greenfield rate', where feasible.
- 10.130 The proposal would also need to demonstrate achieving all BREEAM credits for water efficiency. Rainwater recycling should be considered in order to achieve this. If rainwater recycling is considered not to be possible then further evidence to support this will be required. This is secured in condition 8.
- 10.131 No information has been provided in relation to surface water run off or sustainable drainage and details of a SUDS scheme will be secured through condition 23.

### **Contaminated Land**

- 10.132 Policy DM6.1 of the Local Plan states that the Council will require adequate treatment of any contaminated land before development can commence.
- 10.133 The applicant has submitted a preliminary geo-environmental risk assessment for the site. With regard also to the submitted Heritage Statement which outlines the fact that prior to the construction of the current office block, the previous building on the site was damaged during World War Two and was subsequently demolished. The office block now on the site was constructed in the 1960s and has been used as the Italia Conti Academy since the 1980s. As such, its operation has limited impact on the ground conditions. In the context of the archaeological remains discussions, very limited excavation will take place to facilitate the construction of the proposed development. The scheme proposes to create pile foundations which would have limited intervention. There is a basement already existing on the site and no enlargement of this is proposed to take place. As such, there is very low likelihood of any contaminating deposits.
- 10.134 Given the age and period of the building, the greatest risk would arise from asbestos from the original building fabric which would be removed under controlled conditions.
- 10.135 The Council's environmental health department has been consulted on this application and the officer has confirmed that there would be a low risk of pollution linkage and the applicant is advised to keep a watching brief with site waste disposed of appropriately and asbestos handling guidance adhered to.

## **11. PLANNING OBLIGATIONS**

- 11.1 There is a requirement that planning obligations under Section 106 must meet 3 statutory tests, i.e. that they are (i) necessary to make the development acceptable in planning terms, (ii) directly related to the development, and (iii) fairly and reasonably related in scale and kind to the development. Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), the Mayor of London's and Islington's Community Infrastructure Levy (CIL) would be chargeable on the proposed development on grant of planning permission. This is calculated in accordance with the Mayor's adopted Community Infrastructure Levy Charging Schedule 2019 and the Islington adopted Community Infrastructure Levy Charging Schedule.

11.2 In order for the development to mitigate its own direct impacts, and to be acceptable in planning terms the following heads of terms are recommended, secured by a s.106 agreement:

- Affordable Workspace on site provision - 5.2% of NIA (91sq.m) for a period of 30 years at peppercorn rent.
- Compliance with the Council's Code of Local Procurement
- 3 Construction Training placements (or if it can be demonstrated that this is not possible, a £5000 contribution (x3) towards placements elsewhere.
- Employment and training contribution (operational phase): £46900
- Compliance with Islington's Code of Practice for Construction Sites and monitoring costs of £5,410
- Accessible parking provision contribution of TBC
- To enter into Section 278 agreement with the highways authority to create an on-street servicing bay, extend the pavement within Glasshouse Yard and create dropped kerb and inclusive design enhancements to the footway.
- Carbon offsetting payment of £40,784
- Submission and compliance of Green Travel Plan
- Submission and compliance of Green Performance Plan
- Bond for the restoration of highways and footways following development £25,000.
- The Council's legal fees in preparing the Section 106 and officers' fees for the monitoring and implementation of the legal agreement.

## 12. CONCLUSION

12.1 Paragraph 47 of the NPPF dictates that "Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise".

12.2 The proposed development is considered to be acceptable in principle. While the loss of social infrastructure is not supported by the Development Plan (London Plan and Local Plan), it is considered in this instance, that adequate demonstration has been provided by the applicant. The application submission demonstrates that there would not be a capacity issue which would be uncatered for by other similar infrastructure in the Borough. Marketing information demonstrates that despite comprehensive marketing through multiple agencies from 2018 that there was no demand for a D1 user and finally, a social infrastructure user would not find the premises suitable.

12.3 In the CAZ and the employment growth area (offices), the proposed use of the building is acceptable. There is no practicable opportunity for the development to be partially used for either housing or ground floor active frontage uses such as retail. Furthermore, an active frontage is being created to two roads. The scheme provides for an element of affordable workspace over a period of 30 years which exceeds the Local Plan either adopted or emerging.

12.4 There is no conflict arising from the design of the scheme or its impact on listed buildings and conservation areas. Within the previous application, an objection was raised by Historic England concerning archaeology which would have been sufficient to refuse the application given the nature of the statutory consultee. However, due to the omission of the consented extensions, this is now no longer an issue.

12.5 With regards to amenity, conflict may arise through privacy and noise, however, these can be suitably mitigated through condition. With regards to sustainability, biodiversity and energy, the building is limited as to its contribution given the limited physical alteration to its substantive structural integrity. This has had an impact on the extent to which BREEAM level is obtainable. However, even though the constraints eliminate this opportunity, a useful contribution to carbon offsetting combined with a green performance plan are welcomed.

12.6 The proposed development gives rise to a much improved building appearance as well as a use that is better suited to the building which also contributes to the local employment objectives. Combined with improvements to energy and sustainability performance (boosted by the fact that

embodied carbon would not be lost through substantial demolition) it is considered that the proposed development is sustainable development and should be approved.

12.7 The scheme brings about the following benefits:

- An uplift in category A employment (office) floorspace
- The creation in category A affordable workspace
- Excellent design within the upgrade of the building, particularly at ground and first floor and the facades.
- Increase in employment density and number of employees at the site as well as relevant jobs and training contributions set out in the Planning Obligations SPD.
- Improvements to the energy efficiency of the operation of the building as well as contributions in relation to net zero.

12.8 Therefore on balance, officers consider that the aforementioned public benefits outweigh the less than substantial heritage impact identified in relation to the proposed demolition of section of the upper front façade to this locally listed building (non-designated heritage asset). As noted above, the proposed replacement building is considered to be sensitively designed in terms of scale and mass and detailed design so as to preserve the character and appearance including the setting of the nearby designated heritage assets.

12.9 It is recommended that planning permission is granted, subject to conditions and S106 legal agreement heads of terms as set out in Appendix 1 – Recommendations.

## APPENDIX 1 – RECOMMENDATIONS

### RECOMMENDATION A

That planning permission be granted subject to the prior completion of a deed of planning obligation made under 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. The following heads of terms are recommended as secured by a Section 106 agreement.

- Affordable Workspace on site provision - 5.2% of NIA (91sq.m) for a period of 30 years at peppercorn rent.
- Compliance with the Council's Code of Local Procurement
- 3 Construction Training placements (or if it can be demonstrated that this is not possible, a £5000 contribution (x3) towards placements elsewhere.
- Compliance with Islington's Code of Practice for Construction Sites and monitoring costs of £5,410
- Accessible parking provision contribution of TBC
- To enter into Section 278 agreement with the highways authority to create an on-street servicing bay, extend the pavement within Glasshouse Yard and create dropped kerb and inclusive design enhancements to the footway.
- Carbon offsetting payment of £40,784
- Submission and compliance of Green Travel Plan
- Submission and compliance of Green Performance Plan
- Bond for the restoration of highways and footways following development £25,000.
- The Council's legal fees in preparing the Section 106 and officers' fees for the monitoring and implementation of the legal agreement.

That should the Section 106 agreement Deed of Planning Obligation not be completed within 13 weeks/16 weeks (for EIA development) from the date when the application was made valid, 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 grounds.

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 the Heads of Terms as set out in this Committee Report.

## RECOMMENDATION B

That the grant of planning permission be subject to conditions to secure the following and that there is delegated to each of the following: The Head of Development Management, the Team Leader Major Applications, and the Team Leader Planning Applications to make minor changes (additions, removals or amendments) to the Conditions.

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| <b>1</b> | <b>Commencement of Development</b>   |
|          | <p>CONDITION: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.</p> <p>REASON: To comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).</p> |
| <b>2</b> | <b>Approved Plans</b>  |
|          | CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans and documents:   |



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|          | <p>2202-D0-001-P1 (Site location plan); 2202-D0-010-P1 (Existing site layout plan); 2202-D0-099-P1 (Existing Basement Floor Plan); 2202-D0-100-P1 (Existing Ground Floor Plan); 2202-D-101-P1 (Existing First Floor Plan); 2202-D0-102-P1 (Existing Second Floor Plan); 2202-D0-103-P1 (Existing Third Floor Plan); 2202-D0-104-P1 (Existing Fourth Floor Plan); 2202-D0-105-P1 (Existing Fifth Floor Plan); 2202-D0-106-P1 (Existing Sixth Floor Plan); 2202-D0-107-P1 (Existing Seventh Floor Plan); 2202-D0-108-P1 (Existing Eighth Floor Plan); 2202-D0-109-P1 (Existing Roof Plan); 2202-D0-200-P1 (Existing Elevation 01 – Goswell Road); 2202-D0-201-P1 (Existing Elevation 02 – Glasshouse Yard); 2202-D0-203-P1 (Existing Elevation 03 – Glasshouse Yard); 2202-D0-204-P1 (Existing Elevation 04 - Back);</p> <p>2202-D0-300-P1 (Existing Section A); 2202-D0-301-P1 (Existing Section B); 2202-D1-010-P1 (Proposed site layout plan); 2202-D1-099-P2 (Proposed basement floor plan) 2202-D1-100-P2 (Proposed Ground floor plan); 2202-D1-101-P1 (Proposed First floor plan) 2202-D1-102-P1 (Proposed Second floor plan) 2202-D1-103-P1 (Proposed Third floor plan) 2202-D1-104-P1 (Proposed Fourth floor plan) 2202-D1-105-P1 (Proposed Fifth floor plan) 2202-D1-106-P1 (Proposed Sixth floor plan) 2202-D1-107-P1 (Proposed Seventh floor plan) 2202-D1-108-P1 (Proposed Eighth floor plan) 2202-D1-109-P1 (Proposed Roof floor plan); 2202-D1-200-P2 (Proposed Elevation 01 – Goswell Road); 2202-D1-201-P2 (Proposed Elevation 02 – Glasshouse Yard); 2202-D1-203-P1 (Proposed Elevation 03 – Glasshouse Yard); 2202-D1-204-P1 (Proposed Elevation 04 - Back); 2202-D1-300-P1 (Proposed Section A); 2202-D-301-P1 (Proposed Section B)</p> <p>Proposed Delivery and Servicing Plan (prepared by Vectos January 2023); Air Quality Assessment (prepared by Air Quality Consultants January 2023); Green Performance Plan (prepared by Syntegra January 2023); External Building Fabric Assessment (prepared by RBA Acoustics November 2022); Plant Noise Assessment Revision 2 (prepared by RBA Acoustics December 2022); UGF Spreadsheet (prepared by Syntegra November 2022); BREEAM Pre-Assessment Report (Prepared by Syntegra November 2022); Circular Economy Statement (prepared by Syntegra November 2022); D5 and D12 Fire Statement (Prepared by Fire Ingenuity December 2022); Design and Access Statement (Prepared by Orbit Architects December 2022); Energy Report (Prepared by Syntegra October 2022); Outline Planning Construction Management Plan (Prepared by Wittington December 2023); Overheating Report (prepared by Syntegra October 2022); Planning Note (prepared by Planning Potential October 2022); Planning Statement (Prepared by Planning Potential November 2022); Transport Statement (prepared by Vectos December 2022); Travel Plan (Prepared by Vectos December 2022); Updated Archaeological Statement (Prepared by RPS); Ventilation and extraction statement (Prepared by Furness Green Partnership November 2022).</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> |
| <b>3</b> | <b>Materials (Detail and Samples)</b>   |
|          | <p>CONDITION: Details and samples of all facing materials shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure work commencing on site.</p> <p>The details and samples shall include:</p> <ul style="list-style-type: none"> <li>a) solid brickwork (including a sample panel of proposed brickwork showing the colour, texture, bond and pointing to be provided on site)</li> <li>b) window treatments (including sections and reveals) to a scale of at least 1:10;</li> <li>c) doors to a scale of at least 1:10;</li> <li>d) roofing materials;</li> <li>e) construction and glazing details of the roof top extension including curved element</li> </ul>  |

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|          | <p>which shall be constructed from radiused glass.</p> <p>f) balustrading treatment (including sections);</p> <p>g) signage area(s) in the façade;</p> <p>h) Green Procurement Plan;</p> <p>i) decorative undercroft lighting scheme</p> <p>j) any other materials to be used.</p> <p>The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: In the interest of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard.</p>   |
| <b>4</b> | <b>Roof level structures</b>   |
|          | <p>CONDITION: Details of any roof-level structures (including lift over-runs, flues/extracts, plant, acoustic screening, photovoltaic panels and window cleaning apparatus) shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing. The details shall include a justification for the height and size of the roof-level structures, their location, height above roof level, specifications and cladding. The development shall be carried out strictly in accordance with the details so approved and no change therefrom shall take place. No roof-level structures shall be installed other than those approved.</p> <p>REASON: In the interests of good design and also to ensure that the Local Planning Authority may be satisfied that any roof-level structures do not have a harmful impact on the surrounding streetscene</p>  |
| <b>5</b> | <b>Construction and Environmental Management Plan (Details)</b>  |
|          | <p>CONDITION: No development shall take place until a Construction and Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority following consultation with Transport for London.</p> <p>The Construction and Environmental Management Plan shall set out the measures proposed to ensure demolition and construction would be undertaken in a manner which does not cause harm to the amenity of nearby occupiers, pedestrian or highway safety and shall include:</p> <p>a) The notification of neighbours with regard to specific works;</p> <p>b) Advance notification of any access way, pavement, or road closures;</p> <p>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;</p> <p>d) Details regarding the planned demolition and construction vehicle routes and access to the site;</p> <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;</p> <p>i) Details of measures taken to prevent noise disturbance to surrounding residents;</p> |

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|          | <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 would be maintained for neighbouring sites at all times, including emergency service vehicles;</p> <p>m) Details as to how neighbour amenity impacts arising specifically from the proposed basement and foundations would be minimised;</p> <p>n) Details of any construction compound including the siting of any temporary site office, toilets, skips or any other structure;</p> <p>o) 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>p) Details of measures taken to minimise the impacts of the construction process on air quality, including NRMM registration. An inventory of all Non-Road Mobile Machinery (NRMM) must be registered on the NRMM register <a href="https://nrmm.london/usernrmm/register">https://nrmm.london/usernrmm/register</a> prior to the commencement of use of any NRMM at the application site. All NRMM should meet as minimum the Stage IIIA emission criteria of Directive 97/68/EC and its subsequent amendments unless it can be demonstrated that Stage IIIA equipment is not available. All NRMM should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment.</p> <p>The report shall assess the impacts during the preparation and construction phases of the development on Goswell Road and Glasshouse Yard and 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. The CEMP must refer to the new LBI Code of Practice for Construction Sites. The CEMP shall specify the hours of construction, vehicle movements are restricted to take place outside of the peak times of 8am-10am and 4pm and 6pm. It should also provide details on method of demolition, quiet periods and noise mitigation.</p> <p>No demolition or development shall begin until provision has been made to accommodate all site operatives', visitors' and construction vehicles loading, offloading, parking and turning during the construction period in accordance with the approved details. The demolition and development shall thereafter be carried out in accordance with the details and measures approved in the Construction and Environmental Management Plan.</p> <p>The development shall be carried out strictly in accordance with the details so approved and no change therefrom shall take place without the prior written consent of the Local Planning Authority.</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> |
| <b>6</b> | <b>Servicing and delivery plan (Details)</b>   |
|          | <p>CONDITION: The development shall be constructed and operated strictly in accordance with the submitted servicing and delivery plan, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: To ensure that the resulting servicing arrangements are satisfactory in terms of their impact on highway safety and the free flow of traffic</p>  |
| <b>7</b> | <b>Lighting (Details)</b>  |
|          | <p>CONDITION: Details of measures to adequately mitigate light pollution affecting</p>   |

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|           | <p>neighbouring residential properties and character/appearance of the area shall be submitted to and approved in writing by the Local Planning Authority prior to superstructure works commencing on site and subsequently implemented prior to first occupation of the development hereby permitted.</p> <p>These measures include:</p> <ul style="list-style-type: none"> <li>• Automated roller blinds;</li> <li>• Lighting strategies that reduce the output of luminaires closer to the façades;</li> <li>• Light fittings controlled through the use of sensors.</li> </ul> <p>The approved mitigation measures shall be implemented strictly in accordance with the approved details and shall be permanently maintained thereafter.</p> <p>REASON: In the interests of the residential amenities of the occupants of adjacent residential dwellings</p>                                 |
| <b>8</b>  | <b>Rainwater/greywater recycling (details)</b>   |
|           | <p>CONDITION: Details of the rainwater/greywater recycling system shall be submitted to and approved in writing by the Local Planning Authority prior any superstructure works commencing onsite. The details shall also demonstrate the maximum level of recycled water that can feasibly be provided to the development. The rainwater recycling system shall be carried out strictly in accordance with the details so approved, installed and operational prior to the first occupation of the building to which they form part or the first use of the space in which they are contained and shall be maintained as such thereafter.</p> <p>REASON: To ensure the sustainable use of water</p>  |
| <b>9</b>  | <b>Bird and Bat nesting boxes (details)</b>  |
|           | <p>CONDITION: Notwithstanding the approved plans, prior to commencement of superstructure works, details of bird and bat boxes shall be submitted and approved by the Local Planning Authority. The details approved shall be installed prior to the first occupation of the building, 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>  |
| <b>10</b> | <b>Plant equipment (compliance)</b>  |
|           | <p>CONDITION: The design and installation of new items of fixed plant shall be such that when operating the cumulative noise level LAeq Tr arising from the proposed plant, measured or predicted at 1m from the façade of the nearest noise sensitive premises, shall be a rating level of at least 5dB(A) below the background noise level LAF90 Tbg. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 2014. The development shall be carried out strictly in accordance with the scheme prior to first occupation, shall be maintained as such thereafter, 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 have an undue adverse impact on nearby residential or business operations.</p> |
| <b>11</b> | <b>Delivery and Servicing Plan (Compliance)</b>  |
|           | <p>CONDITION: The emergency smoke extract fan equipment shall operate as follows:</p> <ol style="list-style-type: none"> <li>1. The testing of smoke extract equipment not to take place between the hours of 1800 and 0800 on any day, and not at any time on Sundays, Bank Holidays or after 1300 on a Saturday.</li> </ol>  |

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|           | <p>2. The duration of the testing to be commensurate with the test requirements and not to exceed on hour.</p> <p>3. A list of potential residential receptors to be drawn up and those receptors to be given advance written notification of the time and date of the test.</p> <p>The design and installation of all emergency plant shall be such that when operating the cumulative noise level LAeq Tr arising from the proposed plant, measured or predicted at 1m from the facade of the nearest noise sensitive premises, shall be a rating level of at least 5dB(A) below the background noise level LAF90 Tbg. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 2014</p> <p>REASON: To ensure that the development does not have an undue adverse impact on nearby residential or business operations.</p>                          |
| <b>12</b> | <b>Use of roof terrace (compliance)</b>  |
|           | <p>CONDITION: The roof terrace(s) hereby approved shall not operate outside the hours of 0800 – 1900 Monday to Friday and no amplified sound or music shall be audible at any time.</p> <p>REASON: To ensure that the development does not have an undue adverse impact on nearby residential or business operations.</p>  |
| <b>13</b> | <b>Inclusive Design (compliance)</b>   |
|           | <p>CONDITION: All inclusive design measures (including the Sesame lift to the front elevation entrance in Goswell Road) identified within the application submission shall be installed and operational prior to the first occupation of the development hereby approved. Further details on the following points shall be submitted and approved in writing by the Local Planning Authority and installed prior to first occupation of the development hereby approved:</p> <p>a) the firefighting strategy and how the needs of disabled people has been addressed including details of refuge areas;</p> <p>b) accessible cycle storage;</p> <p>c) ambulant WC</p> <p>d) door specifications</p> <p>e) mobile scooter storage and charging point</p> <p>The inclusive design measures shall be retained as such in perpetuity.</p> <p>REASON: In order to facilitate and promote inclusive and sustainable communities.</p> |
| <b>14</b> | <b>Cycle parking and storage (compliance)</b>  |
|           | <p>CONDITION: The details of cycle facilities set out in drawings 2202-D1-100 rev P2 and 2202-D1-099 rev P2 shall be installed prior to the first occupation of the development hereby approved, and shall be maintained as such thereafter and no change therefrom shall take place unless otherwise agreed in writing by the Local Planning Authority.</p> <p>REASON: To ensure adequate and suitable bicycle parking is available and easily accessible on site and to promote sustainable modes of transport.</p> <p>REASON: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO2 emission reduction targets by energy efficient measures/features and renewable energy are met.</p>   |
| <b>15</b> | <b>Green Roofs (Details and Compliance)</b>  |
|           | <p>CONDITION: Notwithstanding the plans hereby approved, a biodiversity (green/brown roofs) strategy demonstrating how green/brown roofs have been reasonably maximised across the site shall be submitted to and approved in writing by the Local Planning Authority prior to the relevant works commencing on site. The biodiversity (green/brown roofs) strategy shall also include the following details:</p>  |

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|           | <p>a) substrate base depth;</p> <p>b) laid out in accordance with plans hereby approved;</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); and</p> <p>d) a green/brown roof maintenance</p> <p>The biodiversity (green/brown) roofs shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency. 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> |
| <b>16</b> | <b>Urban Greening Factor (Compliance)</b>   |
|           | <p>CONDITION: The development hereby permitted shall achieve a minimum Urban Greening Factor of 0.3. Alternatively, a report shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development hereby permitted which satisfactorily demonstrates that an Urban Greening Factor of 0.3 cannot be achieved. The report shall give consideration to additional planting, intensive or semi-intensive green roofs, the addition of raingardens and planting, or vertical greening.</p> <p>REASON: In the interest of biodiversity, sustainability and to ensure that green infrastructure is maximised on the site.</p>   |
| <b>17</b> | <b>Refuse and recycling (details)</b>   |
|           | <p>CONDITION: The details of refuse storage facilities set out in 2202-D1-100 rev P2 and 2202-D1-099 rev P2 shall be provided prior to the first occupation of the development hereby approved, and shall be maintained as such thereafter and no change therefrom shall take place unless otherwise agreed in writing by the Local Planning Authority.</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>   |
| <b>18</b> | <b>Inclusive Design (Secured by design)</b>   |
|           | <p>CONDITION: Notwithstanding the approved plans and documents, prior to superstructure works commencing of the development hereby approved, the development shall achieve Secured by Design - Commercial Development accreditation. The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: In the interests of safety and security</p>  |
| <b>19</b> | <b>Restriction of PD rights</b>   |
|           | <p>CONDITION: Notwithstanding the provisions of Schedule 2, Part 3, Class MA the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modifications), no change of use from Class E (commercial, business and service) to a use falling within Class C3 (dwellinghouses) shall take place.</p> <p>REASON: For the avoidance of doubt and to ensure that the Local Planning Authority can restrict the use of the building to this specific use only, in order to protect the supply of office floorspace in this location and retain control over the change of use of the building in the future. Due to the small and constrained nature of the borough, performance against the</p>  |



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|           | spatial strategy within the Development Plan is vitally important to ensure that targets to increase employment continue to be met. Additionally, windfall sites are rare and a loss of opportunity to negotiate affordable housing within such proposals would significantly undermine the borough's ability to address c   |
| <b>20</b> | <b>Lifts (compliance)</b>  |
|           | <p>CONDITION: All lifts hereby approved shall be installed and operational prior to the first occupation of the floorspace hereby approved. The lifts should be maintained throughout the lifetime of the development.</p> <p>REASON: To ensure that inclusive and accessible routes are provided throughout the floorspace at all floors and also accessible routes through the site are provided to ensure no one is excluded from full use and enjoyment of the site.</p>   |
| <b>21</b> | <b>No plumbing or pipes (Compliance)</b>   |
|           | <p>CONDITION: No plumbing, down pipes, rainwater pipes or foul pipes shall be located/fixed to the eastern external elevation of the building hereby approved.</p> <p>REASON: To ensure that such plumbing and pipes would not detract from the appearance of the building, the character and historic significance of the area.</p>   |
| <b>22</b> | <b>Waste Management Strategy (details)</b>   |
|           | <p>CONDITION: Details of the site-wide waste strategy for the development shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works other than strip out and demolition commencing onsite. The details shall include: a) the layout, design and appearance (shown in context) of the dedicated refuse / recycling enclosure(s); b) a waste management plan The development shall be carried out and operated strictly in accordance with the details and waste management strategy so approved. The physical enclosures shall be provided/erected prior to the first occupation of the development and shall be maintained as such thereafter. REASON: To secure the necessary physical waste enclosures to support the development a</p>  |
| <b>23</b> | <b>SUDS (Details)</b>  |
|           | <p>CONDITION: Details of surface drainage works shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The details shall be based on an assessment of the potential for disposing of surface water by means of sustainable drainage system in accordance with the principles as set out in London Plan Policies SI 13. The submitted details shall include the scheme's peak runoff rate and storage volume and demonstrate how the scheme would achieve at least a 50% attenuation of the undeveloped site's surface water run off at peak times. The drainage system shall be installed/operational prior to the first occupation of the development. The details submitted should also include a management and maintenance programme.</p> <p>The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: To ensure that sustainable management of water</p> |
| <b>24</b> | <b>BREEAM (Details)</b>  |
|           | <p>CONDITION: The development hereby approved shall achieve a BREEAM Nondomestic refurbishment assessment rating of no less than "Excellent". Prior to the substantial completion of the development an updated BREEAM assessment shall be submitted to and approved in writing by the Local Planning Authority which demonstrates that all credits and targets to achieve 71%, as noted in the submitted Energy Strategy, will be achieved or provide a feasibility study as to why this cannot be achieved. The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p>   |

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|           | REASON: In the interest of addressing climate change and to secure sustainable development  |
| <b>25</b> | <b>Affordable workspace (Details)</b>   |
|           | <p>CONDITION: Notwithstanding the details and plans hereby approved, prior to superstructure works commencing on the site, final ground floor shall be submitted to and approved in writing by the Local Planning Authority. The details shall confirm 91sqm of affordable workspace is provided and the drawings shall be provided at 1:100 scale (floorplans) and 1:50 scale (elevations).</p> <p>REASON: In order to ensure that the affordable workspace is designed to be of a high quality internal working environment without adversely impacting on the appearance of the building or the character or appearance of the wider area.</p> |
| <b>26</b> | <b>Fire Safety Strategy (Compliance)</b>  |
|           | <p>CONDITION: The development must be carried out in accordance with the provisions of the Fire Strategy Report prepared by Fire Ingenuity dated December 2022 unless otherwise approved in writing by the Local Planning Authority.</p> <p>REASON: To ensure that the development incorporates the necessary fire safety measures in accordance with the Mayor's London Plan Policy D12.</p>   |
| <b>27</b> | <b>Ventilation and cooling</b>  |
|           | <p>CONDITION: Prior to the commencement of development, an updated ventilation and cooling strategy shall be provided demonstrating how the scheme prioritises natural or mixed mode ventilation. It should also demonstrate how the lower levels of the cooling hierarchy have been maximised before active cooling is used. The approved details shall be installed and operational prior to the occupation of the relevant unit and shall be maintained as such thereafter.</p> <p>REASON: In the interest of addressing climate change and to secure sustainable development</p>  |
| <b>28</b> | <b>Roller Shutters</b>  |
|           | <p>CONDITION: Notwithstanding the approved plans, no roller shutter shall be affixed to the front elevation entrance to the building.</p> <p>REASON: In the interest of high quality design and appearance.</p>   |
| <b>29</b> | <b>Carbon Emissions</b>   |
|           | <p>CONDITION: Notwithstanding the approved Energy Report (Syntegra October 2022), its ability to meet and exceed the 2010 and 2013 Part L2A requirements, prior to the commencement of the development further information shall be submitted demonstrating how the scheme meets Part L2A 2021 27% emissions reduction target. The development shall be carried out in accordance with this commitment.</p> <p>REASON: In the interest of addressing climate change and to secure sustainable development</p>   |

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| 1 | S106  |
|   | <p>SECTION 106 AGREEMENT</p> <p>You are advised that this permission has been granted subject to a legal agreement under Section 106 of the Town and Country Planning Act 1990.</p> |
| 2 | Superstructure  |
|   | DEFINITION OF 'SUPERSTRUCTURE' AND 'PRACTICAL COMPLETION'   |

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|   | A number of conditions attached to this permission have the time restrictions 'prior to superstructure works commencing on site' and/or 'following practical completion'. The Council considers the definition of 'superstructure' as having its normal or dictionary meaning, which is: the part of a building above its foundations. The Council considers the definition of 'practical completion' to be: when the work reaches a state of readiness for use or occupation even though there may be outstanding works/matters to be carried out.   |
| 3 | Community Infrastructure Levy (CIL) (Granting Consent)  |
|   | <p>INFORMATIVE: Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with the Mayor of London's CIL Charging Schedule 2012. One of the development parties must now assume liability to pay CIL by submitting an Assumption of Liability Notice to the Council at <a href="mailto:cil@islington.gov.uk">cil@islington.gov.uk</a>. The Council will then issue a Liability Notice setting out the amount of CIL that is payable.</p> <p>Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed. The above forms can be found on the planning portal at:<br/> <a href="http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil">www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil</a></p> |
| 4 | Car-Free Development  |
|   | INFORMATIVE: (Car-Free Development) All new developments are car free in accordance with Policy CS10 of the Islington Core Strategy 2011. This means that no parking provision will be allowed on site and occupiers will have no ability to obtain car parking permits, except for parking needed to meet the needs of disabled people.  |
| 5 | Roof top plant  |
|   | The applicant is advised that any additional roof top plant not shown on the approved plans will require a separate planning application  |
| 6 | Construction works  |
|   | 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 <a href="mailto:pollution@islington.gov.uk">pollution@islington.gov.uk</a> ) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction works other than within the hours stated above.  |
| 7 | Secured by design   |
|   | You are reminded to refer to the provisions of the Secured by Design Commercial Developments 2015 Guide (or any replacement guidance), in relation to the risk of crime within both the public and non-public areas of the proposed development, and preventative measures.   |
| 8 | Fire safety   |
|   | It is recommended that you obtain technical advice regarding compliance with the Building Regulations (and/including matters relating to fire safety and evacuation) prior to any further design work commencing and prior to the selection of materials. In particular, you should seek further guidance regarding the design of the external fabric (including windows) to limit the potential for spread of fire to other buildings. Islington's Building Control team has extensive experience in working with clients on a wide range of projects. Should you wish to discuss your project and how Islington Building Control may best advise you regarding compliance with relevant (building control) regulations, please contact Building Control on 020 7527 5999 or by email on Building <a href="mailto:Control@islington.gov.uk">Control@islington.gov.uk</a> .   |
| 9 | Thames Water  |
|   | Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please  |

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|    | refer to our website. <a href="https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-payfor-services/Wastewater-services">https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-payfor-services/Wastewater-services</a>   |
| 10 | Thames Water – work near sewers   |
|    | If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.<br><a href="https://developers.thameswater.co.uk/Developing-a-large-site/Planning-yourdevelopment/Working-near-or-diverting-our-pipes">https://developers.thameswater.co.uk/Developing-a-large-site/Planning-yourdevelopment/Working-near-or-diverting-our-pipes</a> .   |
| 11 | Thames Water – groundwater discharge  |
|    | A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing <a href="mailto:trade.effluent@thameswater.co.uk">trade.effluent@thameswater.co.uk</a> . Application forms should be completed on line via <a href="http://www.thameswater.co.uk">www.thameswater.co.uk</a> . Please refer to the Wholesale; Business customers; Groundwater discharges section |

## 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 2011, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and the Site Allocations 2013. The following policies of the Development Plan are considered relevant to this application.

#### A The London Plan 2021

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| Policy SD4 Central Activities Zone<br>Policy SD5 Offices, other strategic functions and residential development in the CAZ<br>Policy GG1 Building strong and inclusive communities<br>Policy GG2 Making the best use of land<br>Policy D1 London's form, character and capacity for growth<br>Policy D3 Optimising site capacity through design-led approach<br>Policy D4 Delivering Good Design<br>Policy D5 Inclusive Design<br>Policy D8 Public Realm<br>Policy D10 Basement development<br>Policy D12 Fire safety<br>Policy D13 Agent of Change<br>Policy D14 Noise<br>Policy E1 Offices<br>Policy E11 Skills and opportunities for all.<br>Policy HC1 Heritage and Growth | Policy G5 Urban Greening<br>Policy G6 Biodiversity and access to nature<br>Policy S11 Improving air quality<br>Policy S12 Minimising greenhouse emissions<br>Policy S13 Energy Infrastructure<br>Policy S14 Managing heat risk<br>Policy S15 Water infrastructure<br>Policy S17 Reducing waste and supporting the circular economy<br>Policy S112 Flood risk management<br>Policy S113 Sustainable drainage<br>Policy T2 Healthy Streets<br>Policy T3 Transport capacity, connectivity and safeguarding<br>Policy T4 Assessing and mitigating transport impacts<br>Policy T5 Cycling<br>Policy T6 Car parking<br>Policy T7 Deliveries, servicing and construction |
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## B Islington Core Strategy (2011)

Spatial Strategy Policy  
CS7 (Bunhill and Clerkenwell)  
Policy CS8 (Enhancing Islington's Character)  
Policy CS13 (Employment Spaces) Infrastructure and Implementation  
Policy CS18 (Delivery and Infrastructure)  
Strategic Policies Policy  
CS9 (Protecting and Enhancing Islington's Built and Historic Environment) Policy  
CS10 (Sustainable Design) Policy  
CS11 (Waste) Policy  
CS19 (Health Impact Assessments) Policy  
CS20 (Partnership Working)

## C Development Management Policies June 2013

|  |  |
|--|--|
| Design and Heritage<br><br>DM2.1 Design<br>DM2.2 Inclusive Design<br>DM2.3 Heritage<br>DM2.4 Protected views<br><br>Housing<br>Noise and vibration (residential uses)<br><br>Shops, culture and services | Employment<br>DM5.1 New business floorspace<br>DM5.4 Size and affordability of workspace<br>Health and open space<br>DM6.1 Healthy development<br>DM6.5 Landscaping, trees and biodiversity<br>DM6.6 Flood prevention<br><br>Energy and Environmental Standards<br><br>DM7.1 Sustainable design and construction statements<br>DM7.2 |
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| DM4.1 Maintaining and promoting small and independent shops<br>DM4.2 Entertainment and the night-time economy DM4.3<br>Location and concentration of uses DM4.12<br>Social and strategic infrastructure and cultural facilities | Energy efficiency and carbon reduction in minor schemes DM7.3<br>Decentralised energy networks DM7.4<br>Sustainable design standards DM7.5 Heating and cooling<br><br>Transport<br>DM8.1 Movement hierarchy<br>DM8.2 Managing transport impacts DM8.3<br>Public transport<br>DM8.4 Walking and cycling<br>DM8.5 Vehicle parking<br>DM8.6 Delivery and servicing for new developments<br><br>Infrastructure<br>DM9.1 Infrastructure DM9.2<br>Planning obligations DM9.3<br>Implementation |
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## D Draft Islington Local Plan

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|---|---|
| (2) Area Spatial Strategies<br><br>Policy SP1 Bunhill & Clerkenwell<br><br>(4) Inclusive Economy<br><br>Policy B1 Delivering a range of affordable business floorspace Policy B2 New business floorspace Policy B4 Affordable workspace Policy B5 Jobs and training opportunities<br>Policy R8 Location and Concentration of uses<br><br>(5). Green Infrastructure<br><br>Policy G4 Biodiversity, landscape design and trees Policy<br>G5 Green roofs and vertical greening | (6). Sustainable Design<br><br>Policy S1 Delivering Sustainable Design<br>Policy S2 Sustainable Design and Construction<br>Policy S3 Sustainable Design Standards<br>Policy S4 Minimising greenhouse gas emissions<br>Policy S5 Energy Infrastructure<br>Policy S6 Managing heat risk<br>Policy S7 Improving Air Quality<br>Policy S8 Flood Risk Management<br>Policy S9 Integrated Water Management and Sustainable Drainage<br>Policy S10 Circular Economy and Adaptive Design<br><br>(7). Public Realm and Transport<br><br>Policy T1 Enhancing the public realm and sustainable transport<br>Policy T2 Sustainable Transport Choices<br>Policy T3 Car-free development Policy T4 Public realm Policy<br>T5 Delivery, servicing and construction<br><br>(8). Design and Heritage<br><br>Policy DH1 Fostering innovation while protecting heritage<br>Policy DH2 Heritage assets<br>Policy DH3 Building heights |
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|--|--|
|  | Policy DH4 Basement development Policy<br>DH5 Agent-of-change, noise and vibration |
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E Finsbury Local Plan June 2013

BC8 Achieving a balanced mix of uses  
BC10 Implementation

### 3 Designations

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

- Central Activities Zone (CAZ)
- Employment Priority Areas (Offices) – BC8, Finsbury Local Plan
- Bunhill & Clerkenwell Core Strategy Key Area
- Grade II listed wall – to the rear of 23 Goswell Road
- Grade II listed building – to west (Medical College)
- Grade II\* listed building – the opposite side of Goswell Road (Crescent House).
- Local Cycle Route
- Charter House Square Conservation Area to the west

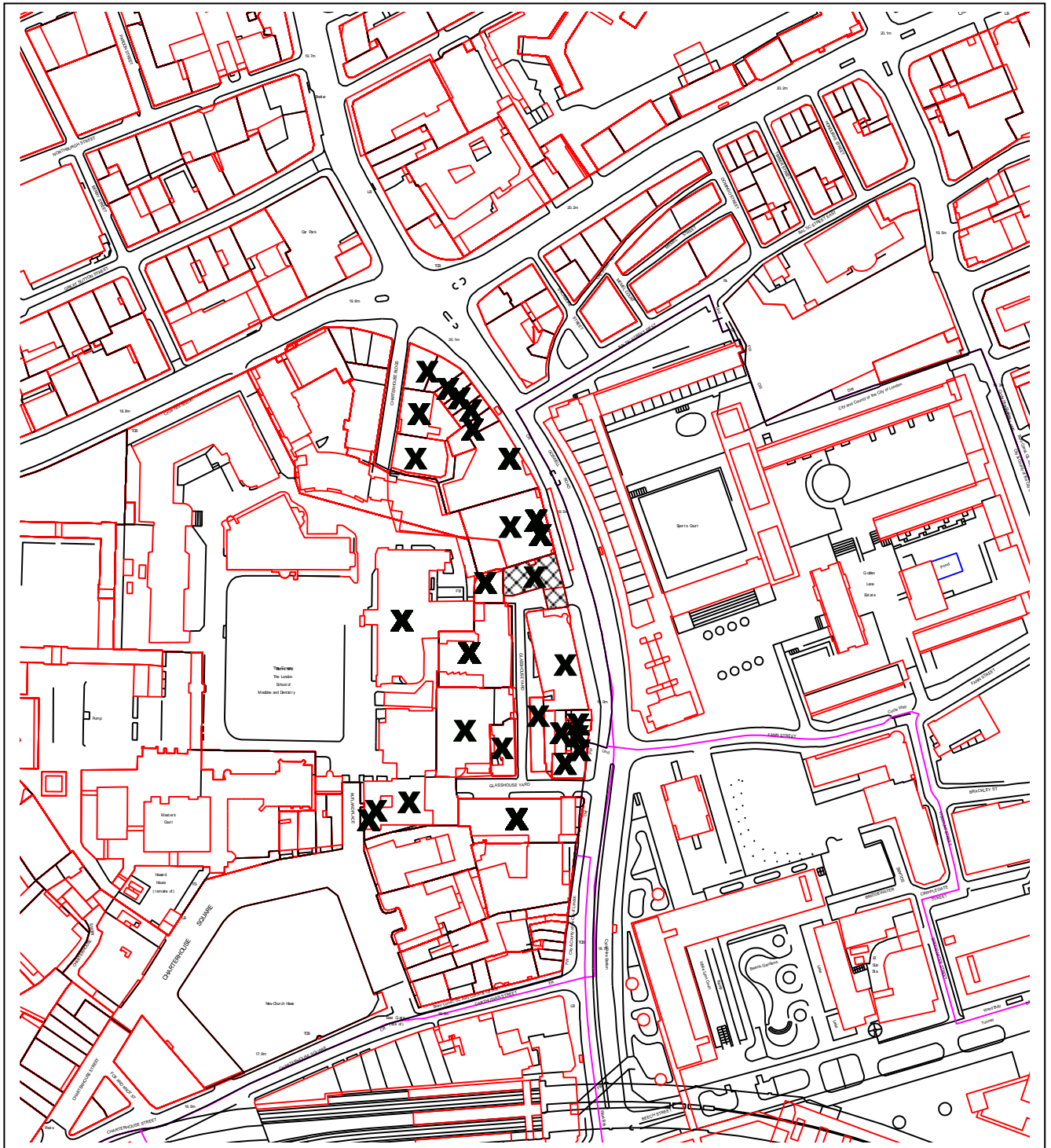
### 4 Supplementary Planning Guidance (SPG)/Document (SPD)

The following SPGs and/or SPDs are relevant:

|   |   |
|---|---|
| Islington Local Plan<br>Environmental Design<br>Planning Obligations and S106<br>Urban Design Guide | London Plan<br><br>Accessible London: Achieving an Inclusive Environment.<br><br>Sustainable Design and Construction<br><br>Planning for Equality and Diversity in London |
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