

# PLANNING COMMITTEE REPORT

Development Management Service  
 Planning and Development Division  
 Environment and Regeneration Department  
 PO Box 333  
 222 Upper Street  
 LONDON N1 1YA

<b>PLANNING SUB- COMMITTEE A</b>		
<b>Date:</b>	19 <sup>th</sup> December 2016	<b>NON-EXEMPT</b>

Application number	P2016/0197/FUL
Application type	Full Planning Application
Ward	Barnsbury Ward
Listed building	Not listed
Conservation area	Not in a conservation area Within 50m of both The Angel and Chapel Market/Baron Street Conservation Areas
Development Plan Context	<ul style="list-style-type: none"> <li>- New Building</li> <li>- Central Activities Zone (CAZ)</li> <li>- Angel &amp; Upper Street Core Strategy Key Area</li> <li>- Angel Town Centre</li> <li>- Site Allocation – AUS4: Islington High Street/Chapel Market/White Lion Street</li> <li>- Crossrail 2 Safeguarding Area</li> <li>- Mayors Protected Vista – Alexandra Palace viewing deck to St Pauls Cathedral</li> <li>- Within 50 metres of The Angel Conservation Area</li> <li>- Within 50 metres of Chapel Market/ Baron Street Conservation Area</li> </ul>
Licensing Implications	None
Site Address	Land at 90-92 White Lion Street London N1 9PF
Proposal	Erection of five storey building on the vacant site at 90-92 White Lion Street to provide 350.8 square metres of A3 (restaurant use) on basement and ground floor levels, 650 square metres of B1 (office use) on 1st, 2nd and 3rd floors and 1 no. 3 bedroom residential unit on the top floor along with associated works and alterations.

Case Officer	Ben Oates
Applicant	Mr Stewart Schwartz
Agent	ZCD Architects - Mr John Crowley

## 1. RECOMMENDATION

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

1. The conditions set out in Appendix 1; and
2. Completion of a Deed of Planning Obligation made under section 106 of the Town and Country Planning Act 1990 securing the contributions for affordable housing, carbon offsetting and ensuring the development remains car free

**2. SITE PLAN (site outlined in black)**



**3. PHOTOS OF SITE/STREET**



Image 1: Aerial view of street elevation (looking north-east)



Image 2: Aerial view of rear elevation (looking south-west)



Image 3: Application site frontage



Image 4: Application site – view looking at the site from the west



Image 5: Property to the rear of the application site



Image 6: Property adjoining to the east



Image 7: White Lion Street – looking west from opposite application site



Image 8: 15-18 White Lion St – opposite application site to the south



Image 8: 10-14 White Lion St – opposite application site to the south

## 4. SUMMARY

- 4.1 The application seeks permission for the erection of a five storey building over basement on the vacant site at 90-92 White Lion Street, providing A3 (restaurant) at basement and ground floor levels, B1 (office) on first, second and third floor levels and 1 x 3 bedroom residential unit across the top floor.
- 4.2 The proposed development is a re-submission of a previously refused application (ref: P2015/0647/FUL). The council raised objections to the previous application in regards to the design, bulk, massing and height of the development. During pre-application discussions on an amended design following the refusal, concerns were again raised in regards to the overall bulk, the perceived blankness of the flank walls, the view from the western end of the street, the lack of set-back to the top floor flank elevation and the treatment of the ground floor. The current application has made further design amendments to address these concerns along with detailed justification of the design methodology having been submitted.
- 4.3 There is no objection to the overall principle of the A3/B1 uses given that both are acceptable town centre uses for the location and comply with the objectives of the area under the development plan. The principle of the roof level residential unit is also considered acceptable and would further compliment the mixture of commercial and residential uses in the area with sufficient private amenity space provided. The property, which is currently vacant, is not located within a conservation area and does not adjoining any listed buildings
- 4.4 The amended proposal generally addresses the previous objections of the refused application (ref: P2015/0647/FUL) by changing the footprint of the ground floor so that there is no set-back section and the alterations to the elevation treatment and materials to the top floor. The application has also provided much more extensive explanation of the design philosophy of the proposal to demonstrate that the scale, massing and articulation to the facades have been thoroughly considered in a holistic approach to allow the proposed building to be experienced in context from various viewpoints around the site. It is considered that the proposal is of a high quality and well thought out design that would provide visual interest to the public realm and would make a positive contribution to the streetscene and wider character of the area.
- 4.5 The proposal has been designed to mitigate amenity impacts to neighbouring residential properties and technical studies have been submitted in support of this. The council's public protection team are also supportive of the new commercial uses and that it would not result in harmful impacts to the neighbouring properties subject to relevant conditions.
- 4.6 The quality and sustainability of the resulting mixed use scheme is acceptable and would provide high quality commercial floorspace in an appropriate and highly accessible location. The proposed three-bedroom flat would also contribute to the stock of larger dwellings in this part of the borough with private amenity space provided in accordance with the Council's requirements. The new build dwelling would be constructed to meet the standards set by the Code for Sustainable Homes and national and local floorspace standards required by the National Housing Standards London Plan and Mayor's Housing SPG (Nov 2012)
- 4.7 The redevelopment of the site has no vehicle parking on site and occupiers will have no ability to obtain car parking permits (except for parking needed to meet the needs of disabled people), in accordance with Islington Core Strategy policy CS10 Section which identifies that all new development shall be car free. Appropriately located cycle parking facilities for residents have been allocated within the site in accordance with Transport for London's guidance: 'Cycle Parking Standards – TfL Proposed Guidelines'.



4.8 In summary, the proposal is considered to be acceptable and is broadly in accordance with the Development Plan policies.

## **5. SITE AND SURROUNDING**

5.1 The application site is situated to the northern side of White Lion Street, close to the Chapel Market and Angel conservation areas. The surrounding area is characterised by residential and commercial buildings ranging from three to five storeys in height. The site is within the Angel Town Centre, retail and metropolitan in character.

5.2 To the north of the site is Chapel Market, which leads to the Angel Shopping centre and Upper Street begins to the east of the site. The application site is located to the rear of the Iceland and Marks & Spencers building, both are three storey buildings in A1 use with ancillary floor space above. The site is isolated with service roads and delivery yards to the east and west, and does not form part of the row of terraces which characterises most of the street. Despite being located in a densely populated area, the site is unusual in forming a standalone, detached premises.

5.3 The site is not located within a Conservation Area.

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

6.1 The application seeks permission for the erection of a five storey building over basement on the vacant site at 90-92 White Lion Street, providing A3 (restaurant) at basement and ground floor levels, B1 (office) on first, second and third floor levels and 1 x 3 bedroom residential unit across the top floor.

6.2 The proposed development is a re-submission of a previously refused application (ref: P2015/0647/FUL). The council raised objections to the previous application in regards to the design, bulk, massing and height of the development. During pre-application discussions on an amended design following the refusal, concerns were again raised in regards to the overall bulk, the perceived blankness of the flank walls, the view from the western end of the street, the lack of set-back to the top floor flank elevation and the treatment of the ground floor. The current application has made further design amendments to address these concerns along with detailed justification of the design methodology having been submitted.

6.3 The final submitted proposal includes the following amendments from the 2015 refusal:

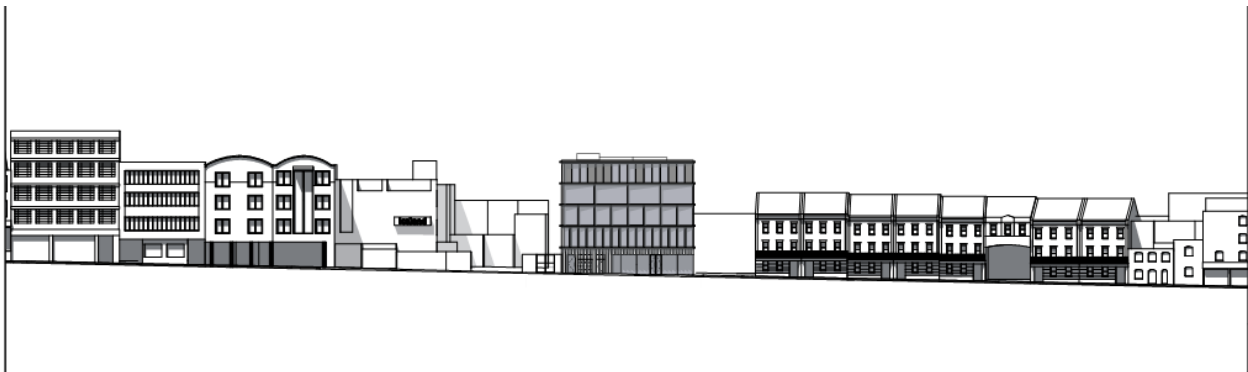
- Overall reduction in height by 600mm;
- Top storey is recessed from the frontage by a further 850mm;
- Top storey flank walls recessed by a further 550mm on each side;
- Height of top storey reduced to be visually subservient to other floors;
- Roof overhang reduced to minimise visual impact of top storey;
- The facade treatment and materials to the top floor have been amended to a lightweight glazed structure, with some areas of obscured glazing;

- Storey levels adjusted so stringcourses now align with neighbouring context;
- Flank elevations have been revised to increase the glazing and articulate the blank areas, with 14 windows introduced to the flank elevations; and
- The design of the ground floor has been wholly revised. The proposed set-back has been removed in order to promote an active frontage. The design and materiality of the ground floor now achieves a consistent treatment and is entirely glazed with obscured panels where necessary. The frontage is openable so that in summer months the glazing can be pulled aside to ventilate the space and further connect the restaurant with the street.

## 7. RELEVANT HISTORY:

### PLANNING APPLICATIONS:

- 7.1 P2015/0647/FUL - Erection of five storey building on the vacant site at 90-92 White Lion Street to provide A3 (restaurant) on basement and ground floor, B1 (office) on 1st, 2nd and 3rd floor and 1no. 3 bedroom residential unit on the top floor. Refused planning permission: 28/07/2015.



REASON: The proposed development by reason of its inappropriate detailed design, scale, massing, height, proportions, materials and lack of ground floor active frontage fails to form a contextual response which relates poorly to the existing street scene and is considered to have a detrimental impact on the character and appearance of the locality. The proposed building is considered to create a visually dominant and discordant feature when viewed from both the public and private realm. The proposal fails to accord with policies CS8 and CS9 of the Adopted Islington Core Strategy (2011), policy DM2.1 of the Adopted Islington Development Management Policies (2013) and Islington's Urban Design Guide (2006).

- 7.2 990648 - Renewal of unimplemented permission (ref: 94/0140) for redevelopment by the erection of a 5 storey office building – Approved (January 2000)
- 7.3 940140 - Redevelopment by the erection of a five-storey office building – Approved (August 1994)
- 7.4 880748 - Redevelopment by the erection of a five storey office building – Allowed on appeal (August 1989)

### ENFORCEMENT:

- 7.5 E12/06535 – Erection of Unauthorised Fencing.

## **PRE-APPLICATION ADVICE:**

- 7.6 Q2014/3376/MIN - Erection of five storey building on the vacant site at 90-92 White Lion Street to provide A3 (restaurant) on ground floor, B1 (office) on 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floor and C3 (residential) on the top floor. (27/10/2014)
- 7.7 Q2015/3894/MIN - Erection of five storey building on the vacant site at 90-92 White Lion Street to provide A3 (restaurant) on ground floor, B1 (office) on 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floor and C3 (residential) on the top floor. (Discussions between case officer and applicant ~ late 2015)

## **8. CONSULTATION**

### **Public Consultation**

- 8.1 Letters were sent to occupants of adjoining and nearby properties on 29/01/2016. A site notice was displayed on 04/02/2016. The public consultation of the application therefore expired on 25/02/2016; however it is the Council's practice to continue to consider representations made up until the date of a decision.
- 8.2 At the time of the writing of this report a total of 2 objections had been received from the public with regard to the application. The issues raised can be summarised as follows:
- The proposal is unnecessarily large, bulky and modern (10.7 – 10.13)
  - Scale of the building overly tall for its width (10.7 – 10.13)
  - Loss of light, loss of outlook and overlooking of nearby properties (10.14 – 10.18)
  - Impacts on local traffic (10.24 – 10.27)
- 8.3 It must be noted that matters related to the manner and method of construction of the proposed extensions are not material planning considerations in the planning assessment of this application. These are matters that are covered by separate legislation including the Building Regulations, the Party Wall Act and the Environment Protection Act. However, a condition is proposed to ensure that construction traffic and methods would protect residential amenity as far as practicable. The applicant is entitled to submit new applications as long as they are materially different to previously determined schemes.

### **External Consultees**

- 8.4 **Historic England (Archaeology):** No objection subject to a condition requiring approval of details to ensure the protection of archaeological artefacts and an informative.
- 8.5 **Crossrail 2:** No objection subject to a condition requiring approval of details to ensure the development does not impact the structural capacity of any Crossrail 2 structures.

### **Internal Consultees**

- 8.6 **Planning Policy:** Concern of the large size of the proposed restaurant in proportion with the amount of proposed business space.
- 8.7 **Design and Conservation:** No objection subject to conditions for details and samples of materials. The reduction in scale and detailed justification of the design methodology together demonstrate that the previous concerns have been addressed if it is a high quality detail.. It is accepted that the design is unusual, however could result in a high quality scheme. The proposal is on balance considered acceptable for the following reason:

- Surrounding context – very varied in terms of materials, styles and proportions of buildings
- Glazed bricks considered an acceptable material within the context
- Bulk reduced to top floor
- Height and bulk considered acceptable in light of other proposals in the area and street
- Recessed ground floor removed – more active frontage provided
- The site is not in a conservation area and within the surrounding context, provided the detail and materials are of a high quality, it could be a very interesting high quality new building, enhancing the street scene and the wider area.

- 8.8 **Public Protection (Noise):** No objection subject to conditions for approval of details of sound insulation to the residential unit, details of noise and vibration mitigation from the kitchen extraction and mechanical plant and details of a construction management plan.
- 8.9 **Public Protection (Odour):** No objection subject to a condition requiring any kitchen extract flue to discharge above the eaves of the building.
- 8.10 **Sustainability:** No objection subject to conditions for a biodiversity roof, commitment to 'Excellent' standard of BREEAM and approval of details addressing sustainable urban drainage requirements.
- 8.11 **Energy Services:** Further details and evidence is required to fully demonstrate that the proposal is acceptable.
- 8.12 **Inclusive Design:** Concern that the design does not provide a safe drop-off point, accessible cycle storage or charging facilities for mobility scooters.
- 8.13 **Refuse and Recycling:** No objection.

#### **Other Consultees**

- 8.14 None

## **9. RELEVANT POLICIES**

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

#### **National Guidance**

- 9.1 The National Planning Policy Framework 2012 seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF is a material consideration and has been taken into account as part of the assessment of these proposals.
- 9.2 Since March 2014 Planning Practice Guidance for England has been published online.

#### **Development Plan**

- 9.3 The Development Plan is comprised of the London Plan 2015 (Consolidated with Alterations since 2011), Islington Core Strategy 2011, Development Management Policies 2013, Finsbury

Local Plan 2013 and Site Allocations 2013. The policies of the Development Plan that are considered relevant to this application are listed at Appendix 2 to this report.

### **Designations**

9.4 The site has the following designations under the London Plan 2015, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013:

- Central Activities Zone (CAZ)
- Angel & Upper Street Core Strategy Key Area
- Angel Town Centre
- Site Allocation – AUS4: Islington High Street/Chapel Market/White Lion Street
- Crossrail 2 Safeguarding Area
- Mayors Protected Vista – Alexandra Palace viewing deck to St Pauls Cathedral

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

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

## **10. ASSESSMENT**

10.1 The main issues arising from this proposal relate to:

- Land use
- Design, Conservation and Heritage Considerations (including Archaeology)
- Neighbouring Amenity
- Standard of living environment
- Accessible and Inclusive Design
- Highways and Transport
- Sustainability
- Small Sites and Carbon Offsetting contribution

### **Land-use**

10.2 The site is formed of a vacant plot within Angel Town Centre, the Central Activities Zone (CAZ) and an Employment Growth Area. The site also forms part of site allocation AUS4 under the Site Allocations Development Plan Document, which seeks the intensification of underused parts of the site for commercial and retail uses. The proposed development includes a restaurant (use class A3) at ground and basement levels with offices (use class B1) at first, second and third floor levels. There is no objection to the overall principle of the A3/B1 uses given that both are acceptable town centre uses for the location and comply with the objectives of the area under the development plan.

10.3 However, consideration should be given to the balance and mix of uses and the extent to which they can be considered to meet relevant policy requirements and how the proposal makes the most efficient use of the site to help deliver these objectives. The Core Strategy identifies White Lion Street as a corridor appropriate for the expansion of commercial-led floorspace. Policy CS5 supports opportunities for office-led mixed-use development and intensification within Angel Town Centre, and in this location in particular, to contribute towards B-use floorspace and employment growth. Policy CS13 places a strong emphasis on protecting and encouraging new business floorspace, particularly in the CAZ. Development Management Policy DM5.1 consequently seeks the provision of new business space, particularly within Town Centres and

Employment Growth Areas. New business floorspace and associated employment growth is therefore a priority on this site and is something that is therefore strongly encouraged.

- 10.4 Within the proposal 649m<sup>2</sup> of 999.8sqmm<sup>2</sup> of the total floor space would be within business use, which is over half of the total floorspace. While the proposed development would also include basement and roof level non-B-uses, which reduce the maximum amount of B1 provision on the site, the site is located within Angel Town Centre where the provision of A use units over 80 sqm metres is encouraged. Furthermore, the provision of new residential units is supported. As such, whilst the residential and restaurant uses would reduce the overall percentage of B-use floorspace, it is not considered to undermine the objectives for maximising business floorspace in this area.
- 10.5 Development Management Policies DM4.2 and DM4.3 set out that night time economy uses, such as restaurants, should be located within Town Centres and where they would not result in an over concentration of such uses or impact upon neighbouring amenity. White Lion Street has a number of restaurants but is predominantly in other commercial uses, as such the provision of a restaurant at the site would not result in an overconcentration of restaurants in the immediate area. With regard to neighbour amenity, the restaurant would be located at ground and basement level and on the opposite side of the road from the nearest residential units and appropriate conditions are recommended to control the use of the site.
- 10.6 For the above reasons the proposed mix use of the site is considered to be acceptable subject to an assessment of all other considerations.

#### **Design, Conservation and Heritage Considerations (including Archaeology)**

- 10.7 The proposed development is a re-submission of a previously refused application (ref: P2015/0647/FUL). The council raised objections to the previous application in regards to the design, bulk, massing and height of the development. During pre-application discussions on an amended design following the refusal, concerns were again raised in regards to the overall bulk, the perceived blankness of the flank walls, the view from the western end of the street, the lack of set-back to the top floor flank elevation and the treatment of the ground floor. The current application has made further design amendments to address these concerns along with detailed justification of the design methodology having been submitted.
- 10.8 The final submitted proposal includes the following amendments from the 2015 refusal:
- Overall reduction in height by 600mm;
  - Top storey is recessed from the frontage by a further 850mm;
  - Top storey flank walls recessed by a further 550mm on each side;
  - Height of top storey reduced to be visually subservient to other floors;
  - Roof overhang reduced to minimise visual impact of top storey;
  - The facade treatment and materials to the top floor have been amended to a lightweight glazed structure, with some areas of obscured glazing;
  - Storey levels adjusted so stringcourses now align with neighbouring context;
  - Flank elevations have been revised to increase the glazing and articulate the blank areas, with 14 windows introduced to the flank elevations; and
  - The design of the ground floor has been wholly revised. The proposed set-back has been removed in order to promote an active frontage. The design and materiality of the ground floor now achieves a consistent treatment and is entirely glazed with obscured panels where necessary. The frontage is openable so that in summer months the

glazing can be pulled aside to ventilate the space and further connect the restaurant with the street.

- 10.9 The amended proposal generally addressed the previous concerns by changing the footprint of the ground floor so that there is no set-back section and the alterations to the elevation treatment and materials to the top floor. Whilst it doesn't strictly follow the advice to further break up the flank walls with additional glazing, it is considered that if appropriate detailing is applied this would be acceptable and would overcome the concerns regarding the perceived bulk of the building. The glazed bricks are considered to be an acceptable material within the context of the surrounding locality. There would be a large portion of the front elevation at ground floor level consisting largely of obscured glazing, however this would not significantly detract from the overall improvements to the ground level treatment. Given the proposed design will rely on high quality detailing and materials a condition is included requesting details and samples for the approval of all materials, joints between different materials, projecting floor plates and all other cladding.



- 10.10 In addition to the alterations to the design of the proposed building, the application has also provided much more extensive explanation of the design philosophy to the proposal within their Design and Access Statement. The additional details demonstrate that the scale, massing and new articulation to the facades have been thoroughly considered in a holistic approach to allow the proposed building to be experienced in context from various viewpoints around the site.
- 10.11 The proposal has been designed to be contextual to the area surrounding the site with an adequate massing to fit successfully with the commercial scale of the street. The size of the building is restricted by the size of the plot, which also results in it becoming a stand-alone building and therefore it is necessary for each façade to relate well to the front elevation. The use of a clear hierarchical treatment of floor levels (particularly the reduced bulk on the top floor), the projecting stringcourse at each storey, angled treatment of the façade and setback top floor together sufficiently reduce the bulk, mass and scale of the building. The proposed height and bulk is considered to be acceptable in the context of the other development in the area. The removal of the recessed ground floor has created a more active frontage. Overall, it is considered that the proposal is of a high quality and well thought out design that would provide visual interest to the public realm and would make a enhance the streetscene and wider area.
- 10.12 For the above reasons it is considered that the design of the proposed development is acceptable and would not harm character or appearance of the streetscene or surrounding

area. The application is therefore in accordance with Core Strategy policies CS5, CS8 and CS9, Development Management policies DM2.1 and DM2.3, the Conservation Area Design Guide and Urban Design Guide.

- 10.13 Historic England has advised that the development site is located in an area of archaeological interest. In their appraisal of the proposal using the Greater London Historic Environment Record and information submitted with the application it is advised that the development is likely to cause some harm to archaeological interest but not sufficient to justify refusal of planning permission provided that a condition is applied to require an investigation to be undertaken to advance understanding. The recommended condition has been included to conserve the archaeological interest at this site.

### **Neighbouring Amenity**

- 10.14 The Daylight and Sunlight Study submitted with the application provides a detailed assessment of the impacts on daylight and sunlight to the adjoining residential properties. No assessment has been provided to the neighbouring commercial properties, however the BRE guidelines are intended for use for rooms in adjoining dwellings but may be applied to any non domestic building where occupants have a reasonable expectation of daylight, including some offices. However there is no further expansion on when an assessment should be provided. It is acknowledged that two windows at 10-14 White Lion Street fail the Vertical Sky Limit (VSC) test, whilst a number of windows in 15 to 18 White Lion Street fail the Daylight Distribution (DD) test. However, those windows that fail VSC pass the DD tests and vice versa. Furthermore, as the windows to the neighbouring properties are not within 90 degrees of due south they do not require testing for sunlight.
- 10.15 Notwithstanding this, the affected properties are within buildings that are built up to their front boundary and, as stated in the study, the BRE Guide allows alternative targets derived by calculating the level of light that the affected windows would achieve if obstructed by a hypothetical copy of the existing neighbouring building at an equal distance from the boundary (mirror testing). The study confirms that the windows that do not achieve the conventional criteria achieve the alternative VSC and Daylight Distribution targets as part of the mirror testing and therefore the proposal satisfies the BRE daylight requirements.
- 10.16 Concerns have also been raised with regards to loss of privacy and overlooking. However, it is acknowledged that the affected properties are across the main road with a distance of 15 metres between the facing habitable room properties. While the Development Management Policies Document sets out that there should be 18 metres between habitable windows, it goes further to state that this does not apply across the public highway and that this would not constitute an unacceptable loss of privacy. Due to this and that there are no balconies on the front elevation facing these neighbouring habitable room windows, it is considered that the proposal would not result in overlooking.
- 10.17 The Council's Public Protection Team have advised that there is no objection to the proposed kitchen extraction and mechanical plant subject to conditions to control noise and odour pollution to prevent nuisance to neighbouring properties. A condition for approval of a Construction and Environmental Management Plan has also been recommended to mitigate disruption to nearby residents during the development. These conditions have been duly included in the recommended decision. Furthermore, the hours of use of the restaurant are controlled by condition to ensure there is no undue disturbance to the neighbouring occupiers.
- 10.18 For the above reasons and subject to the recommended conditions it is considered that the proposed development would not result in unacceptable amenity impacts on the nearby properties in accordance with policy DM2.1.



### **Standard of living environment**

- 10.19 Development Management Policy DM3.4 requires all new accommodation to be dual aspect providing adequate sunlight and outlook for future occupiers. The proposed new residential unit (149sqm) would be dual aspect and would provide a good standard of living for future occupiers. The layout of the proposed flat is acceptable with sufficiently sized rooms, storage spaces and floor to ceiling heights. It is considered that the proposal would provide acceptable internal living environments and space standards.
- 10.20 Policy DM3.5 of the Adopted Development Management Policies requires all new development to provide good quality private amenity space. The minimum requirement is 5m<sup>2</sup> on upper floors for 1 and 2 person units and 30m<sup>2</sup> for 3 bedroom family size units. The proposal would provide 30m<sup>2</sup> of private amenity space for the three bedroom unit on the fourth floor in the form of a courtyard and terrace and the standard of amenity space provided is considered acceptable.

### **Accessible and Inclusive Design**

- 10.21 The plans have been considered by the Council's Inclusive Design Officer who raised concerns that the development does not provide a safe drop off point, accessible cycle storage or charging facilities for mobility scooters. The proposed dwelling would generally comply with the accessibility requirements under policy DM3.4; however further details are required to demonstrate that it would comply with The Building Regulation Approved Document M for Category 2 dwellings. It is considered that this could be secured by way of a condition and therefore is not significant enough to warrant refusal of the application for this reason.
- 10.22 The proposed restaurant would have level access to the street, a separate lift to provide step free access to the basement level and an accessible WC at ground level. The proposed offices at 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floors would also have access to a lift to provide step free access from the street and accessible WC's available on the 1<sup>st</sup> and 2<sup>nd</sup> floors, which could also be used by occupants of the 3<sup>rd</sup> floor office. The lift would be key operated so that the top floor residential unit maintains secure access. The proposed offices therefore appear to be accessible and visitable with step free access in accordance with Development Management policy DM2.2.
- 10.23 As such it is considered that subject to conditions the accessibility of the proposal is acceptable in accordance with policy DM2.2

### **Highways and Transportation**

- 10.24 Cycle storage has been proposed at third floor level for the office and restaurant units and within the stairwell landing for the roof level residential unit. This would require bicycles to be brought up and down through the lift. Although not ideal, the lift is large enough to fit a bicycle and the scheme provides the required number of bicycle parking spaces. It is therefore considered that this would not warrant a reason for refusal. There are no car parking spaces proposed in accordance with the policy DM8.5 and the legal agreement would restrict the rights of the occupiers of the residential unit from applying for planning permission.
- 10.25 Crossrail 2 have advised that the site is within the limits of land subject to consultation by the Crossrail 2 Safeguarding Direction. Crossrail 2 have recommended a condition requiring further approval of the detailed design and details of the construction method statement to accommodate the proposed location of Crossrail 2 structures including tunnels, shafts, temporary works and to accommodate ground movement arising from the construction thereof, and mitigate the effects of noise and vibration arising from the operation of the Crossrail 2 railway within the tunnels and other structures. The condition has been included accordingly.

- 10.26 Further to this, due to the site's location within the Crossrail 2 Safeguarding Area, the applicant is liable to make a S106 contribution of £122,441 towards the funding of Crossrail conditional upon the amount payable under the Mayor's CIL to be secured by unilateral undertaking.
- 10.27 Due to the constrained nature of the site, close proximity of residential properties and its frontage onto a busy road, a condition is recommended requiring the submission of a Construction Environment Management Plan.

### **Sustainability**

- 10.28 An Energy Statement has been submitted with this application, which confirms the proposal would meet Code Level 4 in the Code for Sustainable Homes. While the Code has now been removed, it is considered that adequate improvements and design features could be secured via condition if other aspects of the scheme were acceptable in this case. The Council's Energy Officer has advised that further evidence and clarification is required to fully demonstrate that the energy reduction within the scheme is acceptable. However, it is considered that sufficient detail has been submitted so far as not to warrant a refusal and the remaining required information can be secured through a condition.
- 10.29 The Council's Sustainability Officer has advised that there are no objections to the proposal subject to conditions securing a biodiversity / green roof incorporated into the development, commitment to achieve BREEAM Excellent standard for the commercial elements, and approval of details of a sustainable urban drainage system (SUDS). A Structural Method Statement (SMS) was not submitted with the application, which is now a requirement of the Basement Development SPD. However the SPD was adopted on 14<sup>th</sup> January 2016, which is the same as the valid date of the application, and given that there are no buildings immediately adjoining the site this would lessen the potential structural and basement impacts and therefore it is considered reasonable to request an SMS for approval via a condition.

### **Small sites (affordable housing) and carbon off-setting contributions**

- 10.30 The development requires a £50,000 contribution towards affordable housing in the Borough, in line with policy CS12 of the Core Strategy and the councils Supplementary Planning Document- 'Affordable housing- small sites' 2012. A £1,000 contribution is also required towards Carbon Off-setting. A legal agreement between the Council and the applicant has been agreed and signed to secure the full payment of the required contributions.
- 10.31 Therefore the application complies with policy CS12G of the Islington Core Strategy 2011 and the Islington Affordable Housing Small Sites Contributions SPD.

## **11. SUMMARY AND CONCLUSION**

### **Summary**

- 11.1 The details that have been submitted demonstrate progression of the scheme to comply with the requirements set under the relevant conditions without resulting in harmful impacts to the neighbouring properties. The site is a gap site located within the Angel Town Centre, the proposal is considered to be in keeping with the surrounding context which is very varied in terms of materials, styles and proportion of buildings. The bulk of the recessed top floor is considered to be an improvement over the previously refused scheme, and the height and overall bulk are considered appropriate in light of other development in the area and street. The site is not in a conservation area and within the surrounding context, provided the detail and materials are of a high quality, it is considered to be a very interesting high quality new building, enhancing the street scene and the wider area

- 11.2 The proposed development is not considered to have a detrimental impact upon the amenity of neighbouring residents. Overall the application is considered acceptable for the above reasons and subject to the recommended conditions in accordance with the guidance provided in the relevant Supplementary Planning Documents and policies within the Development Management Policies June 2013, the Site Allocations DPD 2013, the Core Strategy 2011, the London Plan 2015 and the NPPF. Therefore the application is recommended for approval subject to conditions.

**Conclusion**

- 11.3 It is recommended that planning permission be granted subject to conditions and unilateral undertaking as set out in Appendix 1 - RECOMMENDATIONS.

# APPENDIX 1 – RECOMMENDATIONS

## RECOMMENDATION A

That the grant of planning permission be subject to the prior completion of a unilateral undertaking 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.

- a) A financial contribution of £50,000 towards the provision of off-site affordable housing.
- b) A financial contribution of £1000 towards CO2 off setting.
- c) A financial contribution of £122,441 to be spent on the funding of Crossrail less any amounts paid or payable by the Owner pursuant to the Mayors CIL

## RECOMMENDATION B:

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

### List of Conditions:

1	Commencement
	<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>
2	Approved plans list
	<p>CONDITION: The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>PP-000, PP-001, PP-011, PP-021, PP-022, PP-023, PP-024, PP-025, PP-026, PP-031, PP-032, PP-101, PP-110 Rev A, PP-111 Rev A, PP-112, PP-113, PP-114, PP-115, PP-116, PP-121 (Proposed North Elevation), P-121 (Proposed South Elevation), PP-123, PP-124, PP-125, PP-126, PP-131, PP-132, View from East, View from West 01, View from West 02, Design and Access Statement, Planning Statement by ZCD Architects, Daylight and Sunlight Study by Right of Light Consultancy dated 20<sup>th</sup> May 2015, Ventilation and Extraction Statement April 2015, Energy Statement February 2015.</p> <p>REASON: To comply with Section 70(1)(a) of the Town and Country Planning Act 1990 as amended and also for the avoidance of doubt and in the interest of proper planning.</p>
3	Materials
	<p>CONDITION: Details and samples of all facing materials shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure work commencing on site. The details and samples shall include:</p> <ul style="list-style-type: none"> <li>a) solid brickwork (including brick panels and mortar courses)</li> <li>b) render (including colour, texture and method of application);</li> <li>c) window treatment (including sections and reveals);</li> <li>d) roofing materials;</li> <li>e) balustrading treatment (including sections);</li> <li>f) any other materials to be used.</li> </ul>

	<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>
4	<p><b>Structural Method Statement (Details)</b></p> <p>CONDITION: No development (including demolition works) shall take place on site unless and until a Structural Method Statement (SMS) has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be prepared in accordance with the SMS requirements in the Basement Development SPD (2016) Appendix B and any recommendations within the SMS shall be adhered to throughout the construction period. The SMS must be signed and endorsed by a Chartered Civil Engineer or Chartered Structural Engineer with relevant experience, appointed by the applicant.</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: To safeguard the structural stability of the existing building, nearby buildings, trees and any infrastructure.</p>
5	<p><b>Construction Environment Management Plan (Details)</b></p> <p>CONDITION: No development (including demolition works) shall take place on site unless and until a Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period.</p> <p>The CEMP shall assess the environmental impacts of the development including, but not limited to: noise, air quality including dust, smoke and odour, vibration and TV reception. The report shall assess impacts during the construction phase of the development on nearby residents and other occupiers together with means of mitigating any identified impacts.</p> <p>The Statement shall also specifically provide for:</p> <ol style="list-style-type: none"> <li>i. the parking of vehicles of site operatives and visitors</li> <li>ii. loading and unloading of plant and materials</li> <li>iii. storage of plant and materials used in constructing the development</li> <li>iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate</li> <li>v. wheel washing facilities</li> <li>vi. measures to control the emission of dust and dirt during construction</li> <li>vii. a scheme for recycling/disposing of waste resulting from demolition and construction works.</li> </ol> <p>The development shall be carried out strictly in accordance with the details so approved and no change there from shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: To ensure that the development does not adversely impact on neighbouring residential amenity due to its construction and operation.</p>
6	<p><b>Archaeological Investigation - Historic England (Details)</b></p> <p>CONDITION: No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority</p>

	<p>in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and:</p> <p>A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works</p> <p>B. The programme for post-investigation assessment and subsequent analysis, publication &amp; dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.</p> <p>The written scheme of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.</p> <p>REASON: Heritage assets of archaeological interest may survive on the site. The Local Planning Authority (in conjunction with Historic England) wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development.</p> <p>The archaeological details and/or design that are addressed by this condition relate to works that would take place either prior to any demolition commencing or at the beginning of the construction phase, and/or the details would affect the subsequent design of other critical elements of the scheme. Therefore, these details are required to be agreed prior to commencement of the development.</p>
7	<p><b>Foundations - Crossrail 2 Safeguarding (Details)</b></p> <p>CONDITION: No development hereby permitted shall be commenced until detailed design and construction method statements for all the ground floor structures, foundations and basements and for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the Local Planning Authority which:</p> <ul style="list-style-type: none"> <li>(i) Accommodate the proposed location of the Crossrail 2 structures including tunnels, shafts and temporary works,</li> <li>(ii) Accommodate ground movement arising from the construction thereof,</li> <li>(iii) Mitigate the effects of noise and vibration arising from the operation of the Crossrail 2 railway within the tunnels and other structures,</li> </ul> <p>The development shall be carried out in all respects in accordance with the approved design and method statements. All structures and works comprised within the development hereby permitted that are required by points (i), (ii) and (iii) and of this condition shall be completed, in their entirety, before any part of the buildings is occupied.</p> <p>REASON: To ensure that the resulting development does not have an unacceptable impact on Crossrail 2 infrastructure.</p>
8	<p><b>Flues And Extraction (Details)</b></p> <p>CONDITION: Details of proposed flues / extraction systems for the A3 unit hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on the unit to which they relate. The flue/stack shall discharge the extracted air no less than 1.0m above the roof eaves of the building to which it is affixed. The flue shall be fitted with fine filtration or Electrostatic Precipitation followed by carbon filtration (carbon filters rated with 0.1 second resistance time) or alternatively fine filtration followed by counteractant / neutralising system to achieve the</p>

	<p>same level as above.</p> <p>The filter systems of the approved flue / extraction units shall be regularly maintained and cleaned; and any filters and parts requiring cleaning or replacement shall be easily accessible.</p> <p>The flues/extraction systems shall be carried out strictly in accordance with the details so approved, installed and operational prior to the first occupation of the commercial units to which they relate and maintained as such thereafter.</p> <p>REASON: In the interest of protecting future residential amenity and the appearance of the resulting building(s).</p>
9	<p><b>Sound Insulation (Details)</b></p> <p>CONDITION: A scheme for sound insulation and noise control measures shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The sound insulation and noise control measures shall achieve the following internal noise targets (in line with BS 8233:2014):</p> <p>Bedrooms (23.00-07.00 hrs) 30 dB LAeq,8 hour and 45 dB Lmax (fast)</p> <p>Living Rooms (07.00-23.00 hrs) 35 dB LAeq, 16 hour</p> <p>Dining rooms (07.00 -23.00 hrs) 40 dB LAeq, 16 hour</p> <p>The sound insulation and noise control measures shall be carried out strictly in accordance with the details so approved, shall be implemented prior to the first occupation of the development hereby approved, 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 secure an appropriate internal residential environment.</p>
10	<p><b>Fixed Plant (Compliance)</b></p> <p>CONDITION: A Noise Assessment report shall be submitted to and approved in writing by the Local Planning Authority and any noise mitigation measures shall be installed before commencement of the use hereby permitted and permanently retained thereafter. The report is to be commissioned by the applicant, using an appropriately experienced &amp; competent person, to assess the noise from the proposed mechanical plant to demonstrate compliance with condition.</p> <p>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 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 operation of fixed plant does not impact on residential amenity.</p>
11	<p><b>Cycle Parking Provision (Compliance)</b></p> <p>CONDITION: The bicycle storage area(s) hereby approved, which shall provide for no less than 17 bicycle spaces (including 6 dedicated spaces for the A1 unit; 8 spaces for B1 unit(s) and 3 spaces for the C3 unit) and shall be provided prior to the first occupation of the development hereby approved and maintained as such thereafter.</p>

	REASON: To ensure adequate cycle parking is available and easily accessible on site and to promote sustainable modes of transport.
12	Refuse/Recycling Provided (Compliance)
	<p>CONDITION: The dedicated refuse / recycling enclosure(s) shown on drawing no. P-111 Rev A shall be provided prior to the first occupation of the development hereby approved and shall be maintained as such thereafter.</p> <p>REASON: To secure the necessary physical waste enclosures to support the development and to ensure that responsible waste management practices are adhered to.</p>
13	Accessible Housing - Minor Schemes (Details)
	<p>CONDITION: Notwithstanding the Design and Access Statement and plans hereby approved, the residential unit shall be constructed to meet the requirements of Category 2 of the National Standard for Housing Design as set out in the Approved Document M 2015 'Accessible and adaptable dwellings' M4 (2).</p> <p>Evidence, confirming that the appointed Building Control body has assessed and confirmed that these requirements will be achieved shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works beginning on site.</p> <p>The development shall be constructed strictly in accordance with the details so approved.</p> <p>REASON - To secure the provision of visitable and adaptable homes appropriate to meet diverse and changing needs.</p>
14	Sustainability – Residential Units (Compliance)
	<p>CONDITION: The residential units hereby approved shall achieve the credits detailed in the Code Pre-Assessment Report (November 2010 Manual, 02 June 2014).</p> <p>REASON: In the interest of addressing climate change and to secure sustainable development.</p>
15	BREEAM (Compliance)
	<p>CONDITION: The commercial part of the development hereby approved shall achieve a BREEAM New Construction rating (2011) of no less than 'Excellent'.</p> <p>REASON: In the interest of addressing climate change and to secure sustainable development.</p>
16	Green/Brown Biodiversity Roofs (Details)
	<p>CONDITION: Notwithstanding the plans of the development hereby approved, details of the biodiversity green roof shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The biodiversity green roof shall be:</p> <ol style="list-style-type: none"> <li>biodiversity based with extensive substrate base (depth 80-150mm);</li> <li>designed to cover the maximum possible area of roof; and</li> <li>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).</li> </ol>



	<p>The biodiversity green roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.</p> <p>The biodiversity roof(s) 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>
17	<p>Sustainable Urban Drainage System (Details)</p>
	<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: 5.13 and 5.15. The submitted details shall include the scheme's peak runoff rate and storage volume and demonstrate how the scheme will 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.</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>
18	<p>Servicing and Delivery</p>
	<p>CONDITION: A delivery and servicing plan (DSP) detailing servicing arrangements including the location, times, size of vehicles, number of bays anticipated to be suspended and frequency of trips shall be submitted to and approved in writing by the Local Planning Authority prior to the hereby approved sui generis use commencing.</p> <p>The development shall be constructed and operated strictly in accordance with the details so approved, 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>
19	<p>Car Free</p>
	<p>CONDITION: All future occupiers of the first floor and second floor residential units hereby approved shall not be eligible to obtain an on street residents' parking permit except:</p> <ul style="list-style-type: none"> <li>i) In the case of disabled persons;</li> <li>ii) In the case of units designated in this planning permission as "non car free"; or</li> <li>iii) In the case of the resident who is an existing holder of a residents' parking permit issued by the London Borough of Islington and has held the permit for a period of at least one year.</li> </ul> <p>REASON: To ensure that the development remains car free.</p>
20	<p>Obscure Glazing</p>
	<p>All windows shown on the plans hereby approved as being obscurely glazed shall be</p>

<p>provided as such prior to the first occupation of the development.</p> <p>All obscurely glazed windows shall be fixed shut, unless revised plans are submitted to and approved in writing by the Local Planning Authority which confirm that those windows could open to a degree, which would not result in undue overlooking of neighbouring habitable room windows.</p> <p>The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.</p> <p>REASON: To prevent the undue overlooking of neighbouring habitable room windows.</p>
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**List of Informatives:**

<b>1</b>	<b>Positive Statement</b>
	<p>To assist applicants in a positive manner, the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website.</p> <p>A pre-application advice service is also offered and encouraged. Whilst this wasn't taken up by the applicant, and although the scheme did not comply with guidance on receipt, the LPA acted in a proactive manner offering suggested improvements to the scheme (during application processing) to secure compliance with policies and written guidance. These were incorporated into the scheme by the applicant.</p> <p>This resulted in a scheme that accords with policy and guidance as a result of positive, proactive and collaborative working between the applicant, and the LPA during the application stages, with the decision issued in a timely manner in accordance with the NPPF.</p>
<b>2</b>	<b>S106 Agreement</b>
	<p>SECTION 106 AGREEMENT: 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>
<b>3</b>	<b>Community Infrastructure Levy (CIL) (Granting Consent)</b>
	<p>CIL 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 London Borough of Islington Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). These charges will be calculated in accordance with the London Borough of Islington CIL Charging Schedule 2014 and 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 payable on commencement of the development.</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 and the development will not benefit from the 60 day payment window.</p> <p>Further information and all CIL forms are available on the Planning Portal at <a href="http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil">www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil</a> and the Islington Council website at <a href="http://www.islington.gov.uk/cilinfo">www.islington.gov.uk/cilinfo</a>. Guidance on the Community Infrastructure Levy can be found on the National Planning Practice Guidance website at <a href="http://planningguidance.planningportal.gov.uk/blog/guidance/community-">http://planningguidance.planningportal.gov.uk/blog/guidance/community-</a></p>

	infrastructure-levy/.
<b>4</b>	<b>Definitions</b>
	DEFINITIONS: (Definition of 'Superstructure' and 'Practical Completion') 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.
<b>5</b>	<b>CAR-FREE DEVELOPMENT</b>
	CAR-FREE DEVELOPMENT: All new developments are car free. 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.
<b>6</b>	<b>HISTORIC ENGLAND</b>
	Historic England: GLASS - Watching Brief: A watching brief involves the proactive engagement with the development groundworks to permit investigation and recording of features of archaeological interest which are revealed. A suitable working method with contingency arrangements for significant discoveries will need to be agreed. The outcome will be a report and archive. Further information on archaeology and planning in Greater London including Archaeological Priority Areas is available on the Historic England website. For further information and assistance please contact the Historic England - Greater London Archaeological Advisory Service.
<b>7</b>	<b>TRANSPORT FOR LONDON</b>
	Transport for London has advised that they are prepared to provide to information about the proposed location of the Crossrail 2 tunnels and structures. It will supply guidelines about the design and location of third party structures in relation to the proposed tunnels, ground movement arising from the construction of the tunnels and noise and vibration arising from the construction and use of the tunnels. Applicants are encouraged to discuss these guidelines with the Crossrail 2 engineer in the course of preparing detailed design and method statements.
<b>8</b>	<b>SATELLITE DISHES OR ANTENNA</b>
	Please be advised that the installation of any satellite dishes or antenna require a separate application for planning permission should they be required.

## 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 2012 seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF is a material consideration and has been taken into account as part of the assessment of these proposals.

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

### 2. Development Plan

The Development Plan is comprised of the London Plan 2015, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013. The following policies of the Development Plan are considered relevant to this application:

#### **A) The London Plan 2015 - Spatial Development Strategy for Greater London, Consolidated with Alterations since 2011**

##### **1 Context and strategy**

Policy 1.1 Delivering the strategic vision and objectives for London

##### **2 London's places**

Policy 2.9 Inner London  
Policy 2.10 Central Activities Zone – Strategic Priorities  
Policy 2.11 Central Activities Zone – Strategic Functions  
Policy 2.12 Central Activities Zone – Predominantly Local Activities  
Policy 2.15 Town centres

##### **3 London's people**

Policy 3.3 Increasing housing supply  
Policy 3.4 Optimising housing potential  
Policy 3.5 Quality and design of housing developments  
Policy 3.12 Negotiating affordable housing on individual private residential and mixed use schemes  
Policy 3.13 Affordable housing thresholds  
Policy 3.15 Coordination of housing development and investment

##### **4 London's economy**

Policy 4.1 Developing London's economy  
Policy 4.2 Offices  
Policy 4.3 Mixed use development and

##### **5 London's response to climate change**

Policy 5.2 Minimising carbon dioxide emissions  
Policy 5.3 Sustainable design and construction  
Policy 5.11 Green roofs and development site environs  
Policy 5.13 Sustainable drainage

##### **6 London's transport**

Policy 6.2 Providing public transport capacity and safeguarding land for transport  
Policy 6.3 Assessing effects of development on transport capacity  
Policy 6.9 Cycling

##### **7 London's living places and spaces**

Policy 7.1 Building London's neighbourhoods and communities  
Policy 7.2 An inclusive environment  
Policy 7.3 Designing out crime  
Policy 7.4 Local character  
Policy 7.5 Public realm  
Policy 7.6 Architecture  
Policy 7.8 Heritage assets and archaeology

##### **8 Implementation, monitoring and review**

Policy 8.1 Implementation  
Policy 8.2 Planning obligations  
Policy 8.3 Community infrastructure levy

offices  
Policy 4.7 Retail and town centre  
development

## **B) Islington Core Strategy 2011**

### **Spatial Strategy**

Policy CS5 (Angel and Upper Street)  
Policy CS8 (Enhancing Islington's Character)

### **Strategic Policies**

Policy CS9 (Protecting and Enhancing Islington's Built and Historic Environment)  
Policy CS10 (Sustainable Design)  
Policy CS13 (Employment Spaces)  
Policy CS14 Retail and Services

## **C) Development Management Policies June 2013**

### **Design and Heritage**

**DM2.1** Design  
**DM2.2** Inclusive Design  
**DM2.3** Heritage  
**DM2.4** Protected views

### **Housing**

**DM3.4** Housing standards  
**DM3.5** Private outdoor space  
**DM3.7** Noise and vibration (residential  
uses)

### **Shops, culture and services**

**DM4.2** Entertainment and the night-time  
economy  
**DM4.3** Location and concentration of uses  
**DM4.4** Promoting Islington's Town Centres  
**DM4.8** Shopfronts

### **Employment**

**DM5.1** New business floorspace  
**DM5.4** Size and affordability of workspace

### **Energy and Environmental Standards**

**DM7.1** Sustainable design and construction  
statements  
**DM7.4** Sustainable design standards

### **Transport**

**DM8.1** Movement hierarchy  
**DM8.2** Managing transport impacts  
**DM8.3** Public transport  
**DM8.4** Walking and cycling  
**DM8.5** Vehicle parking  
**DM8.6** Delivery and servicing for new  
developments

### **Infrastructure**

**DM9.1** Infrastructure  
**DM9.2** Planning obligations  
**DM9.3** Implementation

## **5. Designations**

The site has the following designations under the London Plan 2015, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013:

- Central Activities Zone (CAZ)
- Angel & Upper Street Core Strategy Key Area
- Angel Town Centre
- Site Allocation – AUS4: Islington High Street/Chapel Market/White Lion Street
- Crossrail 2 Safeguarding Area

- Mayors Protected Vista – Alexandra Palace viewing deck to St Pauls Cathedral

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

The following SPGs and/or SPDs are relevant:

**Islington Local Plan**

- Urban Design Guide
- Conservation Area Design Guidelines
- Accessible Housing in Islington
- Planning Obligations and S106
- Affordable Housing Small Sites Contributions
- Basement Development SPD

**London Plan**

- Accessible London: Achieving and Inclusive Environment
- Sustainable Design & Construction
- Housing