

# PLANNING COMMITTEE REPORT

Development Management Service  
Planning and Development Division  
Environment and Regeneration Department



<b>PLANNING SUB COMMITTEE B</b>		
<b>Date:</b>	27 <sup>th</sup> February 2017	<b>NON-EXEMPT</b>

Application number	P2016/4554/FUL
Application type	Full Planning Application
Ward	St Marys
Listed building	Not Listed
Conservation area	Cross Street
Development Plan Context	Archaeological Priority Area; Angel Town Centre
Licensing Implications	None
Site Address	Garages between 6 and 9 Dagmar Terrace N1 2BN
Proposal	Demolition of a single double garage and the erection of a four storey townhouse with basement level.

Case Officer	Eoin Concannon
Applicant	Mrs Sonia Ferguson
Agent	Gabor Gallov Architect

## 1. RECOMMENDATION

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

1. subject to the conditions and legal agreement set out in Appendix 1;

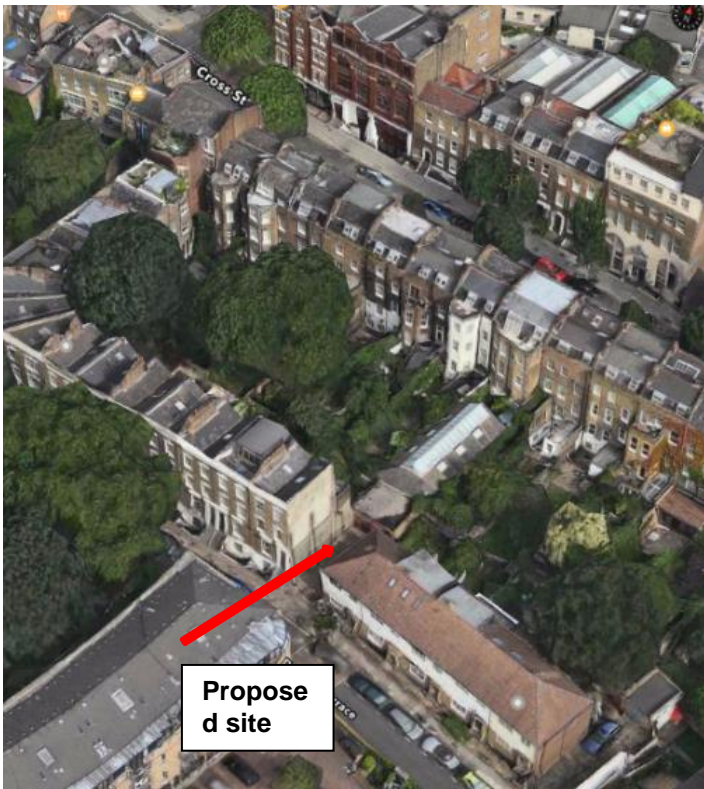
2. SITE PLAN (site outlined in black)





Aerial View

3. PHOTOS OF SITE/STREET



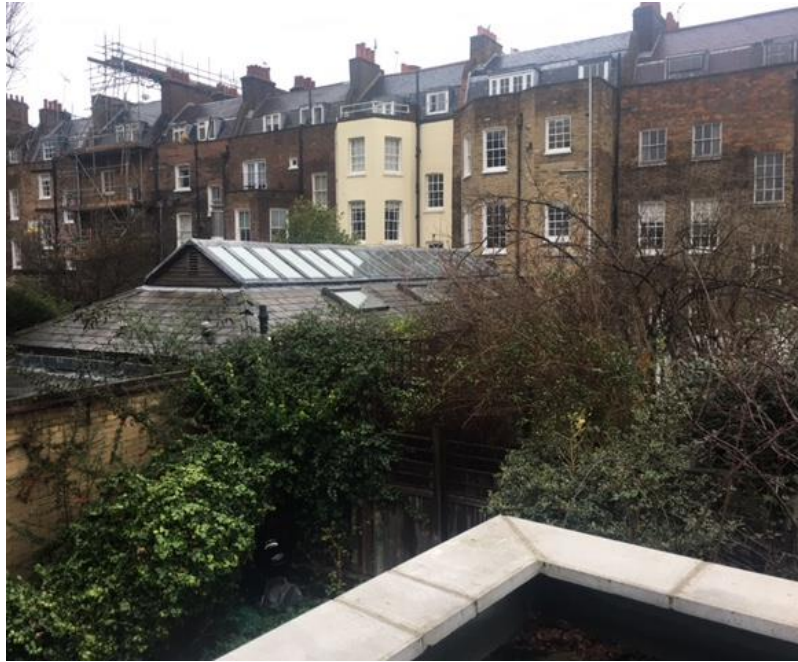




Application Site



View of existing terrace



Properties that abut site to the rear along Cross Street

#### **4. SUMMARY:**

- 4.1 Planning permission is sought for the demolition of a single storey double garage and the erection of a four storey townhouse. The issues arising from the application are the impact on the character and appearance of the surrounding conservation area, the standard of the new residential units and the impact on the neighbouring amenity of the adjoining and surrounding residential properties.
- 4.2 With regard the overall design, it would appear sympathetic to the street scene and the surrounding conservation area. It would have a pastiche façade with a contemporary finish to the rear fenestration. The Design Officer has raised no objections subject to submission of details of materials.
- 4.3 The overall standard of accommodation and layout would meet both London Plan and Islington housing standards with acceptable outlook, dual aspect and satisfactory floor space. Whilst the private garden area is below the minimum garden space for a new building, it would be similar area of garden to the neighbouring properties. A condition can also be attached restricting permitted development on the site.
- 4.5 As such, the proposal is considered to be acceptable and is recommended for approval subject to conditions.

#### **5. SITE AND SURROUNDING**

- 5.1 The application site is situated on land between Nos. 6 and 9 Dagmar Terrace and currently comprises a single storey double garage which is set back to the rear of the site. Situated on the northern side of Dagmar Terrace, the site abuts an end of terrace Victorian four storey property to the west and a 1950's two storey housing development to the west.
- 5.2 Directly to the rear of the garages, lies a single storey workshop to the rear No. 21 Cross Street. The area is predominantly residential in character with a mixture of both period style properties and post-war purposed built flats and housing development.
- 5.3 The site does not adjoin or contain a listed building/structure however it does lie within Cross Street Conservation Area. Cross Street Conservation Area lies between two of the oldest

thoroughfares in Islington, Upper Street and Essex Road. The area is a mixture of retail and residential characterised by the narrow plot-widths and small scale 17<sup>th</sup> and 18<sup>th</sup> century buildings.

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

- 6.1 The proposal seeks to demolish the existing garages between Nos. 6 and 9 Dagmar Terrace and extend the terrace housing to form a new self-contained townhouse four storeys (plus basement) in height.
- 6.2 The building would match the height and general design of the existing terrace to the front, with a conventional design to the fenestration along the rear elevation. There would be a two storey lower ground and ground floor element which would extend beyond the rear outrigger and maintaining half of the original garden space to the rear.
- 6.3 The new dwelling would comprise three bedroom four person dwelling with the reception rooms and one bedroom/study situated at lower ground and ground floor level. Further bedrooms would be situated at first and second floor level. Externally, there would be a sunken courtyard with access from both lower ground and ground floor levels. To the front lower ground, the plans indicate an area set aside for potential stair lift and utilities.

## **7. RELEVANT HISTORY:**

### **PLANNING APPLICATIONS:**

- 7.1 **P2015/2735/FUL:** Demolition of a single storey double garage and the erection of a five storey townhouse. **Withdrawn 14/11/2016**
- 7.2 **P2014/4892** Demolition of a single storey double garage and the erection of a five storey townhouse. **Withdrawn 22/01/2015**

### **ENFORCEMENT:**

- 7.3 None

### **PRE-APPLICATION ADVICE:**

- 7.4 **Q2015/0495/MIN:** Pre-app development to erect five storey town house

## **8. CONSULTATION**

### **Public Consultation**

- 8.1 Letters were sent to 55 occupants of adjoining and nearby properties at Dagmar Terrace, Cross Street and Essex Road on the 28<sup>th</sup> November 2016.
- 8.2 A site notice and press advert was also displayed. The consultation period expired on the 22<sup>nd</sup> December 2016, at the time of writing this report, 7 objections have been received from nearby residents. The issues raised can be summarised as follows (with the paragraph that provides responses to each issue indicated within brackets):
- Plot size: The site is too small for any house in keeping with general style of the conservation area. (10.5 to 10.8)
  - Design: Objections raised to the Victorian pastiche and also to the contemporary rear design with the window sizes and shape a concern. (10.6-10.8)
  - Impact on residents' amenity: in terms of overlooking, loss of daylight and noise disruption from construction. (10.16 to 10.21)

- Concerns raised over lack of outside space serving the dwelling. (10.26)
- Structural concerns: The digging of the basement would affect the water table and significant risk of cracking and subsidence to the old terraced buildings and the overall foundations. Concerns also raised regarding impact the demolition of garages would have on the property it abuts to the rear. (10.12 to 10.15)
- Wildlife and trees: The proposal would disrupt the settled wildlife and local bat and amphibian population and potential damage to trees. (10.40)

### **Internal Consultees:**

- 8.3 **Planning Policy:** No objections.
- 8.4 **Design and Conservation:** The proposed dwelling is acceptable because its front elevation accurately replicates the architectural detailing to the adjoining building and is in-line with the pre-app advice. It is important that conditions are placed which ensure the building does exactly match next door. This will require a sample panel of brick work to be built in situ and kept on site until completion to ensure compliance. Specific detailed conditions have been recommended.
- 8.5 **Pollution Control:** The proposal is for a new large residential house on the site. The site was previously residential which appears to have been bomb damaged during the war and the site replaced by garages along with new housing to the east. The current garage area will form the rear garden of the property and hence with the potential contaminating use and introduction of the new receptors there is potential for a pollution linkage. Therefore it is advised that a land contamination investigation be carried out.
- 8.6 **Access & Inclusive Design:** All new development should meet Category 2 of the National Housing Standard – the approach should be step free.
- 8.7 **Street Environment Services (Refuse):** No objections received.
- 8.8 **Sustainable Design Officer:** The proposal complies with the criteria set out in the Basement SPD subject to conditions.

### **External Consultees:**

- 8.9 **Greater London Archaeological Advisory Service:** No objection subject to conditions.

## **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.

### **Development Plan**

- 9.2 The Development Plan is comprised of the London Plan 2015, Islington Core Strategy 2011, Development Management Policies 2013. The policies of the Development Plan are considered relevant to this application and are listed at Appendix 2 to this report.

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

9.3 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;
- Basement Development
- Neighbouring amenity
- Standard of living
- Highways and transport
- Accessibility
- Sustainable design
- Refuse storage
- Affordable housing and carbon offsetting contributions.
- Wildlife and trees:

### **Land-use**

10.2 The site is within a residential street with a mixture of terrace dwellings and post war Council apartment blocks. It is currently occupied by single storey double garages set back to the rear of the site. Historically, the site would previously have contained a continuation of the neighbouring terrace as illustrated in the 1871 Ordnance Survey Map.

10.3 The street however suffered bomb damage during the Blitz with the buildings to the south and east of the site post-war developments. The demolition of the existing garages and the erection of a similar style dwelling to the original terrace generally are acceptable in principle given the street character.

10.4 The current garages are presently underutilised and the proposal would add 1 additional town house that would contribute to the housing stock in the borough. The principle would be acceptable subject to complying with the remaining issues dealt with in the rest of the report. It would therefore generally comply with policies 3.3 (Increasing housing supply) 3.4 (Optimising housing potential) of the London Plan 2011, Policy CS12 (Meeting the housing challenge) of the Islington's Core Strategy 2011, Policy DM3.1 (Mix of housing sizes) of the Development Management Policies.

### **Design, conservation and heritage considerations:**

10.5 The Islington Urban Design Guide (2017) states that *new development should create a scale and form of development that relates to the existing built form and provides a consistent and coherent setting for the space or street that it defines or encloses, while also enhancing and complementing the local identity of an area*”(para 5.67). The Cross Street Conservation Area design guide goes further and states that: “*New buildings should conform to the height, scale and proportions of existing buildings in the immediate area.*”

10.6 As also noted within the Cross Street Conservation Area design guide, the area is largely characterised by residential properties in narrow plot-widths. The existing plot would generally be a characteristic of the constrained urban setting within the conservation area. The proposed infilling of the site would not impact negatively on the established character of the conservation area.

10.7 The design itself is a facsimile of Victorian architecture and would infill a gap site between the existing terrace and the post-war two storey development to the east. The height and scale of the development would match the existing Victorian terrace to the west. It would integrate with



this end of terrace property following a similar design. The detailing and proportion of the windows, doors and external steps would match the existing Victorian terrace. A modern glazing connection would link the proposed townhouse with the two storey housing to the east. This would integrate the new development with the post-war housing with a light weight feature which would be visually transparent allowing the perception of a gap to be maintained.

- 10.8 Whilst concerns have been raised during the consultation by the pastiche approach to this gap site, the Design Officer had previously raised concerns regarding a contemporary approach during pre-app stage. At pre-application stage the Design Officer indicated that the continuation of the historic form may be acceptable and worth pursuing in detail. The suggestions to the façade have been adopted by the applicant and the Design Officer is satisfied subject to accurate detailing that the façade is considered acceptable. Conditions have been recommended in relation to the brickwork, sash windows and new railings. Subject to these details matching, the facade would appear sympathetic to the existing terrace and would enhance and preserve Cross Street conservation area.
- 10.9 To the rear, there is more scope for a contemporary approach given the lack of visibility from the street scene. The lower ground and ground floor would be full glazed (timber framed) maximising the light to serve the living quarters of the property. There is a clear punctuating gap between the proposed return and the top of the main roof. This allows the return to appear subordinate when viewed from the private realm.
- 10.10 Whilst the rear fenestration at first and second floor is different to the remainder of the terrace, this would add contemporary features to the overall design of the building which differs from the main terrace without causing a detrimental impact on the character and appearance of the conservation area. The Design Officer has not raised any objections to this approach. Officers consider that the proposed rear elevation would add visual interest to the terrace as a whole without compromising the character and appearance of the conservation area.
- 10.11 Overall, the proposed scale and height of the development is a representative balance of the surrounding building and provides a uniform finish to front with matching features and same roof pattern. As such, it would not become a dominant development along the street or within the wider conservation area. As such, the proposal is considered to be in accordance with policies 7.4 (Character), 7.6 (Architecture), 7.8 (Heritage assets and archaeology) of the London Plan 2015, policies CS8 (Enhancing Islington's character) and CS9 (Protecting and Enhancing Islington's Built and Historic Environment) of the Core Strategy 2011, policies DM2.1 (Design) and DM2.3 (Heritage) of the Development Management Policies 2013.

### **Basement Development**

- 10.12 The proposal would involve the creation of a basement floor which would project beyond the main rear wall by 4m. This would generally conform to the guidance set out within the Basement SPD sets out the relevant guidelines for Residential infill developments in paragraphs 7.1.12
- 10.2 Paragraph 7.1.12 of the SPD sets out:

*“For infill residential development, the scale and extent of basement within a site should respond to the site context and the prevailing scale of development in the area. Basements should be proportionate, subordinate to the above ground building element, and reflect the character of its surrounds. The proportion of the site that is built upon/under to the proportion unbuilt upon when compared with surrounding buildings is of particular importance to achieving a compatible scale of development on infill sites. For the avoidance of doubt, both in terms of depth and footprint of basement, all other relevant design of the SPD will apply to infill developments and will have a bearing on the acceptability of a proposed basement design.”*

- 10.13 The proposed basement level of the main proposed dwelling is considered to be a proportionate addition to the property and mirrors the scale and extent of basements within the immediate locality with many terrace dwellings have integral lower ground floor levels. The remaining rear garden area which would not have any basement level is large and once again matches the

prevailing pattern of development within the area. Overall the extent and footprint of the proposed lower ground/basement level is considered to be proportionate in relation to the size of the entire site and the scale of the proposed main buildings footprint. The proposal is considered to comply with the guidance set out appendix B of the Basement SPD.

- 10.14 The SMS indicates that underpinning is to be founded at a depth of approximately 1.5m below the existing ground level. The SMS states that in the unlikely event that some minor movement does occur the remedial works and repair will be dealt with under the Party Wall Agreement. The SMS also examines hydrological setting. Figure 6 of the SMS shows that the site is at very low risk of surface water flooding.
- 10.15 On the basis of the information supplied within the SMS, the proposal basement would comply with the Basement SPD (2016) and would not have a detrimental impact on the structural integrity of the existing terrace or impact on the hydrological table in the general area.

### **Neighbouring Amenity**

- 10.16 The Council's planning policies seek to ensure that new development does not harm the amenity of adjacent residents, either from loss of daylight, sunlight, privacy and overlooking, perceived sense of enclosure or noise.
- 10.17 Policy DM2.1 notes that to protect privacy for residential developments and existing residential properties, there should be a minimum distance of 18 metres between windows of habitable rooms. This does not apply across the public highway; overlooking across a public highway does not constitute an unacceptable loss of privacy.
- 10.18 With regard, the first and second floor front windows, whilst it is acknowledged there would be partial overlooking of the flank windows serving Draper Place, it would only be a small section of these sash windows that project directly onto the larger flank windows. The last smaller glass panel of both sash window would project onto the larger flank windows. Given that this would be across the public street where passers-by can already overlook the existing windows, Officers consider that the additional overlooking does not represent an unacceptable loss of amenity in this instance.
- 10.19 To the rear, there would be no adverse impact on No.9 Dagmar given the main rear building line would be the same as the proposed development. The upper ground floor would extend approximately 2.2m beyond the building line of No.6 Dagmar Terrace. The orientation of these neighbouring windows is such, that it would not cause an impact their outlook or daylight sunlight. The rear gardens of these properties are southern orientated and would benefit from large period of sunlight throughout the day that would be unaffected.
- 10.20 Officers note the rear projection would be approximately 4.5m high along the boundary with No.6 Dagmar Terrace projecting 2.2m beyond this neighbour's building line. This however would not impact on the neighbour's outlook given the rear building line of this neighbouring property is slightly kinked and running parallel with the bend in the street. It is also not considered sufficient reason to refuse on sense of enclosure to this neighbouring property given that it would only project 2.2m beyond this building line. A condition can also be attached requiring details of the boundary treatment along this neighbour to ensure there is no adverse overlooking from the external steps from upper ground level onto the rear garden.
- 10.21 To the rear, the existing garages abut No. 21 Cross Street which contains a workshop along the boundary. Concerns have been raised regarding the impact on the party wall from the demolition of these garages. This however can be addressed under the Party Wall Act where the applicant would require a party wall agreement with the adjoining neighbours. Further concerns have been raised regarding noise during the construction phase. Whilst Officers recognise that the development would cause some level of disturbance during the construction phase to adjoining residents, a Construction Management Plan condition can ensure that this disturbance is kept to a minimum. The development would also need to comply with Islington working hours.

10.22 Consideration has been given to matters such as outlook, light provision, loss of privacy, overlooking, noise and enclosure in accordance with policy DM2.1 of Islington's Development Management Policies document June 2013.

### **Standard of Living Accommodation**

10.23 The London Plan (2011) recognises that design quality is a fundamental issue for all tenures and that the size of housing is a central issue affecting quality. Policy CS12 (Meeting the housing challenge) notes that a range of unit sizes should be provided within each housing proposal to meet the need in the borough, including maximising the proportion of family accommodation. Development Management Policy DM3.1 (Mix of housing sizes) further states the requirement to provide a good mix of housing sizes.

10.24 The proposal would provide one new dwelling which would be a suitable size for a family 3 bedroom unit. The overall size and layout would meet the minimum space standards for a three bedroom unit.

10.25 Whilst it is noted that the townhouse may exceed the minimum space standards, given the constraints of the site, it would not be possible to have 2 units which would provide adequate living standards for both units in terms of private and functional access, good sized rear amenity space and dual aspect and good internal living environment and circulation spaces. In this case a larger internal unit supporting a family dwelling is therefore considered to be acceptable. The layout of the proposed residential townhouse is considered to be acceptable with sufficiently sized rooms and storage spaces. The main living areas and amenity spaces would have acceptable outlook and access to daylight / sunlight. The proposed townhouse would provide dual aspect and its overall layout; room sizes and internal floor space would meet DM3.4 of the Development Management Policies.

10.26 Officers recognise that the private outdoor space would be below the minimum amount identified within policy DM3.5 of the Development Management Policies for family dwellings (25 sq.m approximately proposed to rear and front). Whilst this is not ideal, the gardens to the rear of Dagmar Terrace are generally small in size with several properties already implementing permitted development rights (No.4 & 5 Dagmar Terrace). The garden would be similar in size to these properties. A further lower ground private space would be situated to the front at lower ground. A condition can be attached restricting permitted development on the townhouse without further planning permission obtained. On balance, given the overall size of the gardens along Dagmar Terrace, the size of the private open space would be acceptable in this instance.

10.27 It is considered that the proposal would provide acceptable internal living environment and space standards. The general layout, room sizes and internal floor space (including private amenity space) would largely comply with policies DM3.4 & DM3.5 of the Development Management Plan and would provide satisfactory living condition for future occupiers of the dwelling.

### **Highways Transportation**

10.28 There are no new car parking spaces proposed in accordance with the policy DM8.5 and the s106 unilateral undertaking includes an agreement that prevents future residents from obtaining a car parking permit. The dwelling would be liable to provision of cycle storage within a secure area. The details of cycle storage can be secured via condition.

### **Accessibility**

10.29 On 1 October 2015 a new National Standard for Housing Design was introduced, as an enhancement of Part M of the Building Regulations, which will be enforced by Building Control or an Approved Inspector. This was brought in via

- Written Ministerial Statement issued 25th March 2015
- Deregulation Bill (amendments to Building Act 1984) – to enable 'optional requirements'
- Deregulation Bill received Royal Assent 26th March 2015

- 10.29 As a result of the changes introduced in the Deregulation Bill (Royal Assent 26th March 2015), Islington is no longer able to insist that developers meet its own SPD standards for accessible housing, therefore we can no longer apply our flexible housing standards nor local wheelchair housing standards.
- 10.30 The new National Standard is broken down into 3 categories; Category 2 is similar but not the same as the Lifetime Homes standard and Category 3 is similar to our present wheelchair accessible housing standard. Planning must check compliance and condition the requirements. If they are not conditioned, Building Control will only enforce Category 1 standards which are far inferior to anything applied in Islington for 25 years.
- 10.31 Planners are only permitted to require (by Condition) that housing be built to Category 2 and or 3 if they can evidence a local need for such housing i.e. housing that is accessible and adaptable. The GLA by way of Minor Alterations to the London Plan 2015, has reframed LPP 3.8 Housing Choice to require that 90% of new housing be built to Category 2 and 10% to Category 3 and has produced evidence of that need across London.
- 10.32 Level access from the street would not be provided due to securing a similar design as the existing terrace in order to enhance the conservation area. Whilst level access is not ideal, the plans demonstrate the capacity to install a stair lift from the front if necessary. The internal layout can also be adopted to meet category 2 of the National Standard for Housing Design guide.

### **Sustainable Design**

- 10.33 A Sustainable Design and Construction Statement was submitted with the application as required by policy DM7.1 for new residential units. The report provides details of water efficiency calculations for building regulations and design stage SAP report demonstrating that an adequate standard of sustainable design can be achieved.
- 10.34 Policy DM6.5 requires developments to maximise the provision of green roofs, which must maximise benefits for biodiversity, sustainable drainage and cooling. Whilst the application does not include a green roof, a condition is included requiring details for approval of the green roof to ensure that it meets the requirements of the policy and guidance.

### **Refuse Storage**

- 10.35 In terms of waste management, the Council's Street Environment Services have raised no objections to the proposal. There is sufficient space at lower ground or to the rear to provide waste management facilities for the proposed town house. Details can be secured via condition.

### **Affordable housing and carbon offsetting contributions**

- 10.36 The proposal is a minor application for one residential dwelling, which is below the affordable housing threshold of ten units (policies 3.13 of the London Plan and CS12G of Islington's Core Strategy). The applicant has agreed to pay the full affordable housing and small sites contribution of £50,000 together with £1500 contribution towards carbon off-setting.
- 10.39 The application complies with policy CS12G of the Islington Core Strategy 2011, Development Management Policy DM7.2 and the Islington Affordable Housing Small Sites Contributions SPD.

### **Wildlife and trees**

- 10.40 The site offers a poor visual appearance to the area and is occupied by garages, hard standing and some vegetation. There is no significant tree cover or any vegetation worthy of protection in this case. Reports of amphibians on site are noted but no occurrences or sighting of any amphibians was noted during officer's site visits to the site during the course of the planning application. It is considered that the development if enacted would not have any adverse impact on wildlife or tree coverage within and surrounding the site in this case.

## **11. SUMMARY AND CONCLUSION**

### **Summary**

- 11.1 The proposed development is acceptable in design, scale; massing and visual terms would not adversely impact on the character and appearance of the conservation area. It would integrate well with the end of terrace property and would adequately address the surrounding built form in terms of height to ensure that the development would not appear as a dominant discordant feature when seen from surrounding and private realm.
- 11.2 The proposal would not result in any material adverse impact on adjoining resident's amenity levels in terms of daylight/sunlight, or any material loss of outlook or significant increases in enclosures levels. The proposed dwelling would provide a good standard of amenity for future occupiers and would have sufficient space for refuse and bike facilities.
- 11.3 A draft Unilateral Agreement has been provided and it is understood that a signed and agreed Unilateral Agreement for the full contribution to Affordable Housing and Carbon Offsetting will be provided to the local planning authority, prior to issuing of a decision notice.

### **Conclusion**

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



## 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.

- £50,000 towards affordable housing

- £1,500 towards carbon off-setting

### Recommendation B

#### List of Conditions:

<b>1</b>	<b>Commencement</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 list</b>
	<p>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>028-L01, 028-L02, 028-EP00, 028-EE 01, 028-ES 02, 028-EE 03, 028-E 02, 028-E 03, 028-E 03, 028-P B1, 028-P 00, 028-P01, 028-P02, 028-P04, 028-S 01, 028-S 02, 028-S 03, Design &amp; Access Statement Dagmar Terrace dated November 2016, Structural Method Statement ref:10-6868 dated 27<sup>th</sup> September 2016, Sustainable Design and Construction Rev B dated 13<sup>th</sup> October 2016, Townscape Study ref 028-D 25</p> <p>REASON: To comply with Section 70(1) (a) of the Town and Country Act 1990 as amended and also for the avoidance of doubt and in the interest of proper planning.</p>
<b>3</b>	<b>Materials (Brick Details)</b>
	<p>CONDITION: The following shall be submitted to and approved in writing by the Local Planning Authority prior to the relevant works commencing:</p> <ul style="list-style-type: none"><li>- A sample panel of facing brickwork to be constructed in situ.</li></ul> <p>Once approved the sample panel shall be retained on site until one month after occupation of the building.</p> <p>All new facing brickwork shall match the brickwork to the adjacent building in respect of colour, texture, face bond and pointing. No permission is granted for the use of brick slips.</p> <p>The pointing shall be carried out using a lime mortar with a ratio of 1:3 (lime: sand) and shall be flush/slightly recessed and not weatherstruck. The brickwork shall be soot washed to match the colour and appearance of the adjacent brickwork.</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>Sash Windows</b></p> <p>CONDITION: All new sash windows shall accurately replicate, in terms of material, profile and detailing, the windows to the adjacent building. They shall be painted timber, double-hung sash windows with a slim profile and narrow integral (not applied) glazing bars with a putty finish (not timber bead). The glazing shall be no greater than 12mm (4mm glass: 4mm gas: 4mm glass) in total thickness. No horns trickle vents or metallic/perforated spacer bars are permitted.</p> <p>REASON: In order to safeguard the special architectural or historic interest of the heritage asset.</p>
5	<p><b>Railings</b></p> <p>CONDITION: The new railings shall accurately replicate railings to the adjacent building, in terms of material and detailing. Each bar shall be individually inserted in to a drilled hole in a stone or reconstituted stone plinth and sealed with lead.</p> <p>REASON: In order to safeguard the special architectural or historic interest of the heritage asset.</p>
6	<p><b>Land Contamination</b></p> <p>Prior to the commencement of development the following assessment in response to the NPPF and in accordance with CLR11 and BS10175:2011 shall be submitted to and approved in writing by the Local Planning Authority</p> <p>a) A land contamination investigation.</p> <p>Following the agreement to details relating to point a); details of the following works shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site:</p> <p>b) A programme of any necessary remedial land contamination remediation works arising from the land contamination investigation.</p> <p>The development shall be carried out strictly in accordance with the investigation and any scheme of remedial works so approved and no change therefrom shall take place without the prior written approval of the Local Planning Authority.</p> <p>c) Following completion of measures identified in the approved remediation scheme a verification report, that demonstrates the effectiveness of the remediation carried out, must be produced which is subject to the approval in writing of the Local Planning Authority in accordance with part b).</p> <p>REASON: In order to ensure that any land pollution at the site is identified and appropriately mitigated in the interests of the health of the future residents at the site.</p>
7	<p><b>Car Permits (Compliance)</b></p> <p>CONDITION: All future occupiers of the additional residential units, hereby approved shall not be eligible to obtain an on street residents parking permit except:</p> <p>i) In the case of disabled persons;</p> <p>ii) 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.</p> <p>Reason: To ensure that the development remains car free.</p>

8	<p><b>Cycle Parking Provision (Details)</b></p> <p>CONDITION: Prior to the first occupation of the dwelling hereby permitted detail of storage for at least three secure bicycle storage spaces shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>These spaces shall be used solely for the benefit of the occupants of the development and their visitors and for no other purpose and shall be permanently retained as such thereafter.</p> <p>Reason: To ensure adequate cycle parking is available and easily accessible on site and promote sustainable modes of transport. neighbouring residential amenity</p>
9	<p><b>Refuse/cycle store</b></p> <p>CONDITION: Notwithstanding the details shown on the approved plans, no occupation of the dwellings hereby permitted shall take place until detailed drawings of the refuse and bicycle store to serve the residential property have been submitted to and approved in writing by the local planning authority and these facilities have been provided and made available for use in accordance with the details as approved.</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>
9	<p><b>Sustainable Design and construction statement</b></p> <p>CONDITION: The dwellings hereby permitted shall be constructed to achieve a 19% reduction in regulated CO2 emissions, compared to compliance with the Building Regulations 2013, and a water efficiency target of 110 l/p/d. No occupation of the dwellings shall take place until details of how these measures have been achieved have been submitted to and approved in writing by the local planning authority.</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>
10	<p><b>Construction Method Statement</b></p> <p>CONDITION: No development (including demolition works) shall take place on site unless and until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:</p> <ul 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> </ul> <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 ensure that the development does not adversely impact on neighbouring residential amenity due to its construction and operation.</p>

<p><b>11</b></p>	<p><b>Lifetime Homes</b></p> <p>CONDITION: Notwithstanding the drawings hereby approved, all residential units shall be constructed to 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 LPA prior to any superstructure works beginning on site. The development shall be constructed strictly in accordance with the details so approved.</p> <p>REASON: To secure the provision of visitable and adaptable homes appropriate to meet diverse and changing needs, in accordance with LPP 3.8</p>
<p><b>12</b></p>	<p><b>Green Biodiversity Roof (Details)</b></p> <p>CONDITION: Notwithstanding the approved plans, 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/brown) roof(s) shall be:</p> <ul style="list-style-type: none"> <li>a) biodiversity based with extensive substrate base (depth 80-150mm);</li> <li>b) maximise the extent of the new roof area to be covered by a green roof; and</li> <li>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).</li> </ul> <p>The biodiversity (green/brown) 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. 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>
<p><b>13</b></p>	<p><b>Boundary treatment</b></p> <p>CONDITION: Details of internal boundary treatment within the site between gardens shall be submitted to and approved in writing by the Local Planning Authority prior to the practical completion of the development. The details shall include: all walls, fencing, gates, footings, their design, appearance and materials, the details shall indicate whether the boundary treatments form proposed, retained or altered boundary treatments.</p> <p>The boundary treatments shall be carried out strictly in accordance with the details so approved, installed/erected/operational prior to the first occupation of the development and shall be maintained as such thereafter.</p> <p>REASON: To ensure that the resulting boundary treatment(s) is functional, attractive and secure and prevents overlooking of neighbouring properties.</p>
<p><b>14</b></p>	<p><b>Archaeological Investigation</b></p> <p>Condition:A) No development shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological investigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing.</p> <p>B) No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved under Part (A).</p> <p>C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (A), and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured. The written scheme of investigation will need to</p>

	<p>be prepared and implemented by a suitably qualified archaeological practice in accordance with English Heritage Greater London Archaeology guidelines. It must be approved by the planning authority before any on-site development related activity occurs.</p> <p>REASON: Heritage assets of archaeological interest are expected to survive on the site. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results.</p>
<b>15</b>	<p><b>Removal of Permitted Development</b></p> <p>REMOVAL OF PERMITTED DEVELOPMENT RIGHTS (COMPLIANCE: Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 2015 no additional windows, extensions or alterations to the dwelling house(s) hereby approved shall be carried out or constructed without express planning permission.</p> <p>REASON: To ensure that the Local Planning Authority has control over future extensions and alterations to the resulting dwelling house in view of the limited space within the site available for such changes and the impact such changes may have on residential amenity and the overall good design of the scheme.</p>
<b>16</b>	<p><b>No roof terrace use for the main dwellings flat roofslope</b></p> <p>CONDITION: Notwithstanding the hereby approved plans numbered 028-P04 &amp; 028-E02, no permission is granted for the use of the flat roof area of the hereby approved main dwelling for any form of amenity space or outside seating area into perpetuity.</p> <p>REASON: In order to safeguard the visual and neighbouring amenity of the area.</p>
<b>17</b>	<p><b>Landscaping details</b></p> <p>CONDITION: A landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The landscaping scheme shall include the following details:</p> <ol style="list-style-type: none"> <li>a) an updated Access Statement detailing routes through the landscape and the facilities it provides;</li> <li>b) a biodiversity statement detailing how the landscaping scheme maximises biodiversity;</li> <li>c) existing and proposed underground services and their relationship to both hard and soft landscaping;</li> <li>d) proposed trees: their location, species and size;</li> <li>e) soft plantings: including grass and turf areas, shrub and herbaceous areas;</li> <li>f) topographical survey: including earthworks, ground finishes, top soiling with both conserved and imported topsoil(s), levels, drainage and fall in drain types;</li> <li>g) enclosures: including types, dimensions and treatments of walls, fences, screen walls, barriers, rails, retaining walls and hedges;</li> <li>h) hard landscaping: including ground surfaces, kerbs, edges, ridge and flexible pavings, unit paving, furniture, steps and if applicable synthetic surfaces; and</li> <li>i) any other landscaping feature(s) forming part of the scheme.</li> </ol> <p>All landscaping in accordance with the approved scheme shall be completed / planted during the first planting season following practical completion of the development hereby approved. The landscaping and tree planting shall have a two year maintenance / watering provision following planting and any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of completion of the development shall be replaced with the same species or an approved alternative to the satisfaction of the Local Planning Authority within the next planting season.</p> <p>The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: In the interest of biodiversity, sustainability, and to ensure that a satisfactory standard of visual amenity is provided and maintained.</p>



**List of Informatives:**

1	<p><b>Positive Statement</b></p> <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. A pre-application advice service is also offered and encouraged. Whilst no pre-application discussions were entered into, the policy advice and guidance available on the website was followed by the applicant. The applicant therefore worked in a proactive manner taking into consideration the policies and guidance available to them, and therefore the LPA delivered a positive decision in accordance with the requirements of the NPPF.</p>
2	<p><b>Other legislation</b></p> <p>You are reminded of the need to comply with legislation outside the realms of the planning legislation including Building Regulations, Environmental Regulations, Inclusive Design etc.</p>
3	<p><b>Community Infrastructure Levy (CIL) (Granting Consent)</b></p> <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: <a href="http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil">www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil</a></p>
4	<p><b>Archaeological Investigation</b></p> <p>The written scheme of investigation will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with English Heritage Greater London Archaeological guidelines. It must be approved by the planning authority before any on-site development related activity occurs.</p> <p>Archaeological excavation is a structured investigation with defined research objectives which normally takes place as a condition of planning permission. It will involve the investigation and recording of an area of archaeological interest including the recovery of artefacts and environmental evidence. Once on-site works have been completed a 'post-excavation assessment' will be prepared followed by an appropriate level of further analysis, publication and archiving.</p> <p>Further details can be obtained from the Greater London Archaeological Advisory Service at 1 WATERHOUSE SQUARE, 138 – 142 HOLBORN, LONDON, EC1N 2ST Telephone 020 7973 3000 Facsimile 020 7973 3001</p>

## APPENDIX 2: RELEVANT POLICIES

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

### 1 National Guidance

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

### 2. Development Plan

The Development Plan is comprised of the London Plan 2011, Islington Core Strategy 2011, 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 2016 - Spatial Development Strategy for Greater London

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

Policy 1.1 Delivering the strategic vision and objectives for London

##### **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 3.8 Housing choice  
Policy 3.9 Mixed and balanced communities  
Policy 3.10 Definition of affordable housing  
Policy 3.11 Affordable housing targets  
Policy 3.12 Negotiating affordable housing on individual private residential and mixed use schemes  
Policy 3.13 Affordable housing thresholds  
Policy 3.15 Coordination of housing development and investment

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

Policy 8.1 Implementation  
Policy 8.2 Planning obligations  
Policy 8.3 Community infrastructure levy  
Policy 8.4 Monitoring and review for London

5 London's response to climate change  
Policy 5.3 Sustainable design and construction  
Policy 5.13 Sustainable drainage  
Policy 5.17 Waste capacity

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

#### B) Islington Core Strategy 2011

##### **Spatial Strategy**

Policy CS15 (Open Space and Green Infrastructure)

Policy CS7 (Bunhill and Clerkenwell)  
Policy CS8 (Enhancing Islington's Character)

**Strategic Policies**

Policy CS9 (Protecting and Enhancing Islington's Built and Historic Environment)  
Policy CS10 (Sustainable Design)  
Policy CS11 (Waste)

**C) Development Management Policies June 2013**

**Design and Heritage**

DM2.1 Design  
DM2.2 Inclusive Design  
DM2.3 Heritage

**Housing**

DM3.1 Mix of housing sizes  
DM3.4 Housing standards  
DM3.5 Private outdoor space

**Transport**

DM8.4 Walking and cycling  
DM8.5 Vehicle parking

**Energy and Environmental Standards**

DM7.1 Sustainable design and construction statements  
DM7.2 Energy efficiency and carbon reduction in minor schemes  
DM7.4 Sustainable design standards

**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, and Development Management Policies 2013.

- Cross Street Conservation Area
- Local views
- Open Space
- Archaeological Priority Area
- Core Strategy Key Area

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

The following SPGs and/or SPDs are relevant:

- |                                       |   |
|---------------------------------------|---|
| Islington Local Development Plan      | London Plan                                     |
| - Conservation Area Design Guidelines | - Accessible London: Achieving and              |
| - Urban Design Guide                  | - Sustainable Design & Construction             |
|                                       | - Planning for Equality and Diversity in London |
|                                       | - Housing                                       |