



PLANNING COMMITTEE REPORT



PLANNING SUB COMMITTEE A		AGENDA ITEM NO:B4
Date:	19 th June 2018	NON-EXEMPT

Application number	P2017/5015/FUL
Application type	Full Planning Application
Ward	Bunhill
Listed building	Adjoining Locally Listed Buildings at 136-144 City Road and 152-160 City Road
Conservation area	Moorfields Conservation Area
Development Plan Context	Central Activity Zone (CAZ) Old Street – BC3, BC8 (Finsbury Local Plan), Bunhill & Clerkenwell CS7 (Core Strategy) Employment Priority Area (General), Transport for London Road Network (TLRN)
Licensing Implications	N/A
Site Address	Gilray House, 146-150 City Road EC1V 2NL
Proposal	Demolition of existing 4th floor and removal of the associated rooftop plant and erection of a replacement extension providing two floors of additional B1(a) office floorspace (362 sqm) via a facsimile 4th floor and set back 5th floor level. Consolidation of plant within a setback roof level enclosure and other associated alterations to the external elevations of the building.

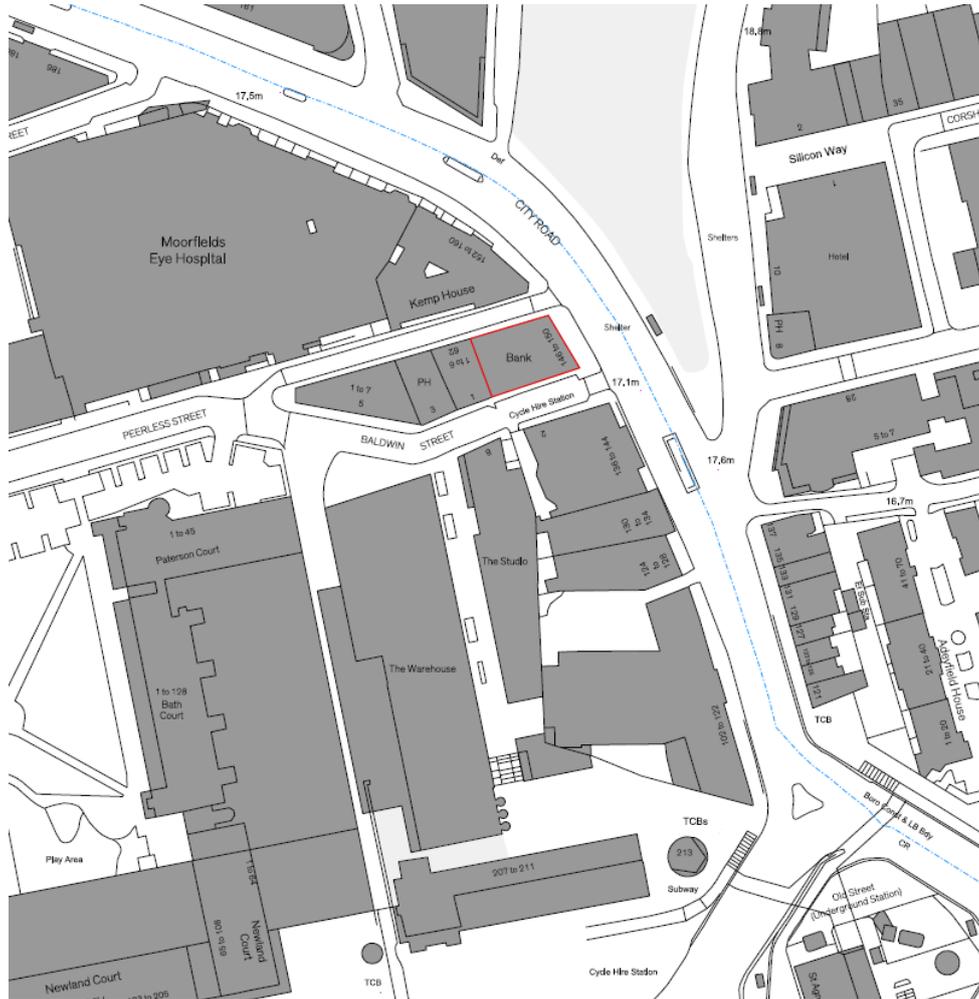
Case Officer	Eoin Concannon
Applicant	c/o Agent
Agent	Matt Gore

1. RECOMMENDATION

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

1. subject to the conditions set out in Appendix 1;

2 SITE PLAN (SITE OUTLINED IN RED)



3. PHOTOS OF SITE/STREET

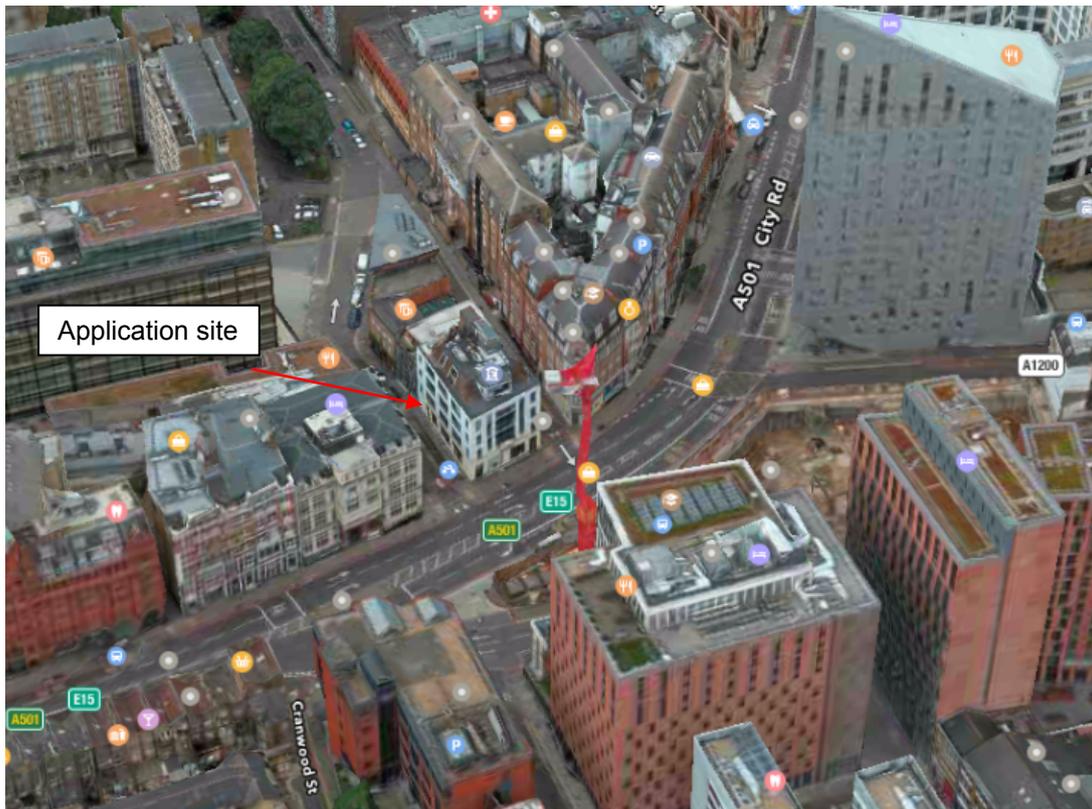


Image 1: Aerial view of the application site



Image 2: The front and side elevation of Gilray House (view from east)



Image 3. Gilray House in the context of wider City Road area



Image 4 The existing side elevation taken from Baldwin Street



Image 5. The view of the building from Peerless Street.

4. SUMMARY

- 4.1 The application seeks planning permission to demolish the existing fourth floor roof and erect a two storey extension at fourth and fifth floor to provide additional office space. It is also proposed to reconfigure the existing office space providing improved accessibility from basement floor to the top floor. Existing plant equipment would be removed and a new centrally positioned space would be integrated within the fifth floor extension for all plant equipment associated with the building. The proposal would create an additional 362 sqm (GIA) of additional office floorspace under Class B1a, and additionally a refurbished and modernised layout of the existing floorspace.
- 4.2 The application is brought to the sub-committee due to objections received, and due to the uplift in floorspace which comprises over 250sqm of additional business floorspace.
- 4.3 The proposal has been amended during the assessment with revisions to the design of the proposal following initial feedback from the Design and Conservation Officer on the design of the proposed extension.
- 4.4 The key considerations in determining the application relate to the land use, visual impact of the development on the existing building and the surrounding conservation area, including the setting of the adjacent grade II and locally listed buildings, neighbours amenity, accessibility, sustainability and highways.
- 4.5 The principle of the creation of additional office floorspace is considered to be acceptable and supports the strategic priority of the Central Activities Zone and the Employment Priority Area (General) Finsbury Local Plan to maximise office delivery.

- 4.6 The revised design would comprise facsimile 4th floor matching proportions, materials and fenestration of the existing building with a contemporary roof addition above with steep slopes and curves which allows the plant equipment to integrate centrally on the roof.
- 4.8 The Conservation Officer has noted that whilst the additional fifth floor is not considered to be ideal, the amended design is considered satisfactory and that the harm to the conservation area would be at the low end of the scale and considered less than substantial. The benefits of incorporating the plant enclosure and lift overrun within the revised design solution are considered to outweigh the harm caused by the existing plant equipment which is cluttered and visible from surrounding views. As such, it is judged that the public benefit achieved in this proposal would outweigh the less than substantial harm identified from the additional fifth floor.
- 4.9 There would be no impact on the windows serving adjoining neighbouring properties. A daylight sunlight report has been provided and the analysis confirms compliance with the BRE guidance in terms of daylight and sunlight. Overall, the amended proposal would not unacceptably impact on the amenity of the neighbouring properties due to the design, position, use of appropriate materials and scale in this dense part of the borough.
- 4.10 The proposal is therefore considered on balance (design impacts weighted against employment uplift and heritage benefit (from incorporating plant equipment into roof design) to be acceptable and it is recommended that the application be approved subject to conditions.

5. SITE AND SURROUNDINGS

- 1.1 The application site is situated on the south western side of City Road at the junction with Peerless Street. It comprises a four storey 1930's building known as Gilray House with existing basement and roof extension above. The site was formerly occupied by Barclays Bank with separate B1 commercial offices located above on first to fourth floors.
- 1.2 The building extends over the full curtilage of the site measuring 337 sq.m in area abutting Peerless Street to the north and Baldwin Street directly south. In close proximity further south-east is the Old Street roundabout.
- 1.3 Gilray House currently accommodates 583 sqm (GIA) of A2 financial and professional services at basement and ground floor level with approximately 1020 sqm (GIA) of B1 office at first, second, third and fourth floors. Scattered across the roof, there are numerous condensing units, as well as a redundant AHU and existing mechanical plant room with a safety railing surrounding the perimeter of the roof.
- 1.4 The site is located within the Moorfields Conservation Area which is renowned for its unusual and impressive collection of late Victorian and Edwardian commercial and institutional buildings fronting City Road. Directly north-west on the opposite side/junction of Peerless Street lies a locally listed building Kemp House, which is five storeys (plus mansard) in height and of significant architectural detailing.
- 1.5 Generally, the surrounding buildings are a mixture of uses including office, commercial and residential, with a variance of the building heights. It lies opposite Atlas House, an ongoing tall building construction which comprises a mixture of commercial and residential up to 40 floors in height. Two other tall buildings are situated further north on the opposite side of City Road (162 City Road and Montcalm Hotel) and within the boundary of Hackney.
- 1.6 The site is located within the Central Activities Zone (CAZ) and an Employment Priority Area (General) within the Finsbury Local Plan.

6 . PROPOSAL (IN DETAIL)

- 6.1 The proposal seeks planning permission to create additional office space (362sqm) at fourth and fifth floor level. As part of the scheme, it would involve the demolition of the existing fourth floor extension and removal of the roof top plant equipment above.
- 6.2 The proposed fourth floor would facsimile the design of the existing building with a consistent approach to the detailing of the design, materials and windows. The finish to the walls would match the stucco render with a centrally elevated parapet section and coping stone replicating the original design. Windows serving this proposed fourth floor would follow the existing fenestration pattern, maintaining similar proportions and sizes with matching steel frames.
- 6.3 Above this fourth floor, a roof addition is proposed which would have a curved contemporary style and designed to allow integration of the plant equipment within a centrally positioned space at roof level with access for maintenance via an access hatch from the fifth floor level. The roof would be finished in metallic cladding.
- 6.4 Within the existing floorplans, it is proposed to reconfigure the layout of the office space with the removal of the secondary stair from first to fourth floor and the creation of a new single stair and lift core which will access basement to fifth floor. This would include access to changing facilities and cycle storage within the basement, as well as upgrading of toilet facilities.

7 RELEVANT HISTORY

Planning Applications

- 7.1. **830822** Continued use of 1st 2nd 3rd and 4th floors as offices and continued ancillary use of part basement as plant room and storage. **(Approved 19/09/1983)**
- 7.2 **861403** - Elevational alterations; and extension to tank room new air conditioning plant and screen lift shaft/motor room and staircase all at roof level **(Approved. 14/04/1987)**
- 7.3 **P071417**- Change of use to A2/B1 (Financial & Professional Services/Business) on ground floor and residential on 1st, 2nd, 3rd with new three storey building with A2/B1 on ground floor and 3x 2 bed and 3x 1 bed resident flats on the 1st, 2nd and 3rd floors. **(Refused 17/08/2007)**

REASON: The design of the proposal would have a detrimental impact on the street scene within which it would site and the wider Moorefield's Conservation Area. The proposal is contrary to policies Env1, D1, D4, D22, and D24 of Islington's Unitary Development Plan (2002) and the Conservation Area Design Guidelines (2002).

REASON: The proposed residential units are of single aspect only and therefore would have minimal natural light and ventilation. The proposal is therefore contrary to policies D1, D3 and D4 of the Islington Unitary Development Plan (2002).

REASON: The proposal fails to provide adequate information in relation to cross sections through the development to accurately relate the impact that the proposal will have on the surrounding area and has failed to accurately represent the front elevation with regard to the submitted floor plans. The proposal is therefore contrary to policy D2 of the Islington Unitary Development Plan (2002).

REASON: The proposal, by reason of the shared internal accesses would require the mutual sharing of access between the occupants of the proposed flats and the traders and visitors of the ground floor commercial premises, this is considered to give rise to an unacceptable environment in which to live and work, detrimental to the security and amenity of future occupiers and prejudicial to the operation of the first floor commercial premises. The proposal is therefore contrary to policies Env12, H3, H7 of the Islington Unitary Development Plan 2002

Pre-application Advice

- 7.4 The council issued a pre-application advice letter on 15 December 2017. The main points included in the advice were:

- Provision of new office floorspace is acceptable in land use terms.
- The combination of the facsimile design, roof addition and plant enclosure above read as three additional floors. Without improvements to the design, it is unlikely to be supported.
- The location of plant enclosure would need to be integrated sympathetically into the overall design.
- The proposed roof terraces are unlikely to be supported without significant justification
- The proposal would need to demonstrate through daylight sunlight analysis that the adjoining neighbouring residential properties would not be affected by the increase in height.

8 CONSULTATION

Public Consultation

- 8.1 Letters were sent to occupants of 44 adjoining and nearby properties on City Road, Peerless Street, and Baldwin Street. A site notice and press advertisement were displayed on 18/01/2018. Amended drawings were received on the 01/05/2018 which involved
- Amendments to the fifth floor roof element with a change to a curve/mansard style design
 - Additional daylight sunlight analysis on these amendments
- 8.2 A further period of consultation was undertaken following receipt of these amended drawings on the 01/05/2018. A site and press notice were also displayed. The public consultation period expired on 31/05/2018, however it is the council's practice to continue to consider representations made up until the date of a decision.
- 8.3 A total of 7 objections have been received from the public with regard to the application following the council's consultation. The issues raised following the council's consultation can be summarised as follows (paragraph numbers refer to where the matter is addressed in this report):

Design Concerns

- Gilray House is a building of architectural merit and the alterations proposed in terms of balance, scale, proportion and design would destroy its character. (10.16-10.23)
- The extensions would detract the character and appearance of Moorfields Conservation Area (10.19-10.23)
- The building alterations would impact the setting of the nearby locally listed and Grade II Listed Buildings (10.24-10.26)

Amenity concerns

- The balconies serving neighbours would be overlooked or overshadowed due to the increased height. (10.58)

Construction Concerns

- Noise, dirt and disruption from the construction especially at night and weekends having a negative impact on residents' quality of life (10.63)
- Potential damage to adjoining properties including attaching scaffolding to neighbours without consent (10.63)
- Extensive paint spray damage to brickwork and windows (10.63)

Land/Building regulation concerns

- The proposal involves a new section of external wall on the boundary adjacent to a light well serving bathrooms, boiler flues and kitchen air extracts. This would contravene building regulations to the neighbouring building requiring significant remedial works to the neighbours (10.83-10.86)

Right to peaceably enjoy a property

- It is everyone right to peaceably enjoy a property which this development would affect. (9.5 and 10.88)

Other concerns

- Drawings misrepresent neighbouring buildings – 3 Baldwin Street only 4 levels as planning permission was refused (10.81-10.82)
- Planning permission refused (P112933) on adjoining building for breaching Moorfield Conservation Area Guidelines. Consistency should prevail. (10.87)

External Consultees

8.4 **Transport for London (TFL):** The site is located on the A501 City Road which forms part of the Transport for London Network (TLRN). TFL is the highway authority for the TLRN and therefore concerned about any proposal which may affect the performance and/safety of the TLRN. Given the scale of the development, a Construction Management Plan can be accepted by condition with TFL consulted.

8.5 **London Underground:** London Underground Infrastructure Protection has no comment to make on this planning application.

8.6 **Twentieth Century Society** (commented on original and amended design) – The Twentieth Century Society wishes to object to the above planning application. We consider the proposals will have a harmful impact on a non-designated heritage asset in the Moorfields Conservation Area. Gilray House is a fine example of a 1930s commercial building, and contributes positively to the varied streetscape. The proportions of the building clearly distinguish it from its older neighbours, and the original Crittall steel-framed windows and spandrels are a key feature of the building's historic interest.

It is our view that the addition of a facsimile fourth floor will have a harmful and irreversible impact on the balanced proportions of the original design, and compromise the authenticity of the building and harm the wider conservation area. We consider that any additions to the building should be clearly contemporary and subservient to the original. We therefore consider that if the building is to be extended it should be done so in the manner of a 'deferential contrast' due to its integral architectural quality and its sensitive location within a designated conservation area. We therefore also have major concerns with the alternative pre-application proposal which shows the extension as a massive and overbearing two-storey glass extension.

A sensitive, conservation-led solution which this heritage asset merits would be a single, simple roof extension set well back from the parapet that can be clearly read as contemporary. Matching the height of the neighbouring Edwardian buildings is an unsatisfactory justification to significantly increase the height of Gilray House. The differing roof heights and styles in the conservation area is a positive feature of the varied streetscape. .

Internal Consultees

8.7 **Design and Conservation Officer** (commented on the amended design) –The applicants have responded to these in relation to the form of the sixth floor. Although this additional floor is not considered to be ideal, in terms of its impact on the host building and its contribution to the surrounding townscape, a satisfactory design has been achieved and it is considered that the harm to the Conservation Area would be at the low end of the scale. The proposed top floor is now much more recessive, with tapered sides and a curved form that softens its appearance. The cladding, which should be in a high quality, metallic material, will be important in mitigating its impact further and facing materials therefore must be reserved by condition. The slight raising of the adjusted parapets also reduces its visibility.

It has not been possible to remove the plant enclosure from the top of the building, but it is now recessed (reducing the internal floor-ceiling height as far as possible to 2.5m) and incorporated in the roof form along with the lift overrun. This is considered to be an appropriate design solution in these circumstances. In addition, the current roof level of the property presents a messy composition of plant machinery, lift overruns and balustrading, all of which have a detrimental impact on the character of the area. The improvement on this cluttered appearance is an important factor in justifying the additional height and plant machinery not being incorporated in the main body of the building.

The suggested heritage benefits concerning improvements to the ground floor frontage, were explored, but this part of the building falls outside of the site.

8.8 **Inclusive Design Officer:** The Inclusive Design Officer welcomed the changes to the access arrangements from the street level on Baldwin Street and the reception. The Officer raised concerns regarding the accessibility to the building for those with mobility impairments given Old Street Station is inaccessible to anyone with a mobility impairment. Provision within the cycle and changing facilities for mobility scooters should be included. It was regrettable that no accessible WC was available at entrance/reception level. A new stair and lift core will be provided and accessible WC at each floor level which is welcomed. The accessible WC has sufficient manoeuvring space but it does not appear that the lobby between the lift and WC facility is similarly accessible. The arrangements for the safe evacuation of disabled people in an emergency is not clear. A single refuge within the toilet facility is shown ... suggesting that just one mobility impaired person would be allowed on a floor at any one time (it also seems unlikely that the evac chair could be stored in the area without compromising access to and from the WCs).

8.9 **Pollution Team, Public Protection** The application is for a roof extension and new rooftop plant area. The noise survey was taken overlooking City Road and is dominated by traffic here. The nearest residential is further away / screened from City Road and likely to have lower background sound levels. That being said the proposal includes an acoustic louvered enclosure which, assuming it is of sufficient height, should screen the sound of the plant for nearby residents, there is some separation and background sound levels are certainly reasonably high at this busy location. There are no complaints listed in relation to existing plant at this location. No objection subject to condition on cumulative noise level of at least 5dB(A) below the background noise level

8.10 **Highways, Public Realm:** A Construction Management Plan would be required by condition

9 RELEVANT STATUTORY DUTIES & DEVELOPMENT PLAN CONSIDERATIONS & POLICIES

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

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

9.2 National Planning Policy Framework (NPPF): Paragraph 14 states: "at the heart of the NPPF is a presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision-taking. For decision-taking this means: approving development proposals that accord with the development plan without delay..."

- 9.3 At paragraph 7 the NPPF states: “that sustainable development has an economic, social and environmental role”.
- 9.4 In considering the planning application account has to be taken of the statutory and policy framework, the documentation accompanying the application, and views of both statutory and non-statutory consultees.
- 9.5 The Human Rights Act 1998 incorporates the key articles of the European Convention on Human Rights into domestic law. These include: □ Article 1 of the First Protocol: Protection of property. Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law. □ Article 14: Prohibition of discrimination. The enjoyment of the rights and freedoms set forth in this Convention shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth, or other status.
- 9.6 Members of the Planning Committee must be aware of the rights contained in the Convention (particularly those set out above) when making any Planning decisions. However, most Convention rights are not absolute and set out circumstances when an interference with a person's rights is permitted. Any interference with any of the rights contained in the Convention must be sanctioned by law and be aimed at pursuing a legitimate aim and must go no further than is necessary and be proportionate.
- 9.7 The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. The Committee must be mindful of this duty inter alia when determining all planning applications. In particular, the Committee must pay due regard to the need to: (1) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act; (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and (3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Development Plan

- 9.8 The Development Plan is comprised of the London Plan 2016, 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 and are listed at Appendix 2 to this report.

Designations

- 9.9 The site has the following designations under the London Plan 2016, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013:
- Moorfields Conservation Area
 - Central Activity Zone;
 - Core Strategy Key Area - Bunhill & Clerkenwell;
 - Finsbury Local Plan - Bunhill & Clerkenwell Designated Area;
 - Finsbury Local Plan - Employment Priority Area (General);
 - Local Cycle Route.

10. ASSESSMENT

10.1 The main issues arising from this proposal relate to:

- Land use
- Design and conservation
- Inclusive design
- Neighbour amenity
- Sustainability, energy efficiency and renewable energy
- Highways and transportation
- Fire safety
- Noise and air quality
- Other Issues

Land Use

10.2 The application site is located within an Employment Priority Area (General) and the Central Activities Zone (CAZ) as well as the Moorfields Conservation Area.

10.3 CS13 (Employment Spaces) of the Islington Core Strategy (2011) states the Council will encourage new employment floorspace with an emphasis on business floorspace especially in the Central Activity Zone. The policy also seeks to provide floorspace that is flexible to meet future business needs whilst also providing a range of unit types and sizes, including those suitable for Small Medium Enterprises (SMEs). Policy BC8 A of the Finsbury Local Plan states that within designated Employment Priority Areas, no net loss of business floorspace will be permitted, and proposals should incorporate the maximum amount of business floorspace reasonably possible.

10.4 The existing building on site provides for 1,020 sqm(GIA) of Use Class B1 business floorspace from first to fourth floors and 583 sqm (GIA) of Use Class A2 financial/professional floorspace at basement and ground floors. The proposal would provide an additional 362sqm (GIA) of business floorspace at fourth and fifth floors together with reconfiguring the existing layout of lower floors to allow improved access and associated facilities within the basement floor. This additional office space would increase the overall B1 business floor space in the building to 1603 sqm (GIA). The reconfiguration of the entrance would also allow the building to be both flexible and adaptable to either a larger company or SME's. Its location adjacent to the Old Street Tech Zone would be considered suitable for such form of development and maximising the potential of the site.

10.5 London Plan (LP) Policy 2.10 recognises that development within the area should enhance and promote the unique international, national and London wide roles of the CAZ, supporting the distinct offer of the Zone based on a rich mix of local as well as strategic uses and forming the globally iconic core of one of the world's most attractive and competitive business locations; in appropriate parts of the CAZ, the LPA should ensure that development of office provision is not strategically constrained and that provision is made for a range of occupiers especially the strategically important financial and business services.

10.6 The renewal and modernisation of existing office stock in viable locations is also supported. The supporting text of LP policy 4.2 identifies a need for significant increases in office floorspace in the years to 2031. Part B of policy CS13 of Islington's Core Strategy 2011 states that in relation to existing employment floorspace, development which improves the quality and quantity of existing business floorspace provision will be encouraged. Part Aii of policy BC8 in the Finsbury Local Plan 2013 states that within Employment Priority Areas (General and Offices), proposals should incorporate the maximum amount of business floorspace reasonably possible on the site.

10.7 The proposed uplift in office floorspace (362sqm GIA) is welcomed and is considered policy-compliant. Given the constraints of the site and considering the context of the area, and the amendments necessary to ensure protection of heritage and neighbours amenity, it is considered the maximum uplift on the site has been obtained without any adverse impacts on the other considerations of this assessment. Officers accept that the proposed development is modest in

scale and would incorporate the maximum reasonable amount of business floorspace on site, which is in compliance with part Aii of policy BC8 of the Finsbury Local Plan.

- 10.8 It is considered that the development is acceptable in land use terms with regard to the development plan and the cascade of policies from the London Plan, Islington Core Strategy, Development Management Policies, Finsbury Local Plan, and as such would make an efficient use of this brownfield site. The proposal would be consistent with the broad aims of the NPPF and its presumption in favour of sustainable development that supports economic growth.

Design, Conservation and Heritage

- 10.9 The delivery of high quality design including the conservation and enhancement of the historic environment is a key objective of the planning system which is to contribute to achieving sustainable development as supported by the NPPF. Sustainable development is further described as including positive improvements in the quality of the built and historic environments including but not limited to replacing poor design with better design (para 9). A core planning principle of the NPPF is to always seek to secure high quality design (para17).
- 10.10 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on the council to pay special attention to the desirability of preserving or enhancing the character and appearance of the Moorfield Conservation Area when determining this application. Paragraph 134 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 10.11 NPPF Chapter 12 'Conserving and enhancing the historic environment' sets out the criteria for the conservation and enjoyment of the historic environment in the strategy of local plans as well as relevant criteria for assessing and determining planning applications. Consideration includes harm posed to both designated and non-designated heritage assets and their setting.
- 10.12 London Plan policy 7.4 states that development should have regard to the scale, mass and orientation of surrounding buildings, buildings should provide a high quality design response that has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass. London Plan policy 7.6 states that buildings should be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm, and should not cause unacceptable harm to the amenity of surrounding land and buildings.
- 10.13 London Plan policy 7.9 relates to Heritage-led regeneration, it states that the significance of heritage assets should be assessed when development is proposed and schemes designed so that the heritage significance is recognised both in their own right and as catalysts for regeneration.
- 10.14 At the local level, policy CS9 of Islington's Core Strategy sets out an aim for new buildings to be sympathetic in scale and appearance and to be complementary to local identity. Policy DM2.1 of Islington's Development Management Policies requires development to be based upon an understanding and evaluation of an area's defining characteristics, confirms that acceptable development will be required to respect and respond positively to existing buildings, and sets out a list of elements of a site and its surroundings that must be successfully addressed – this list includes urban form including building heights and massing.
- 10.15 Part B of policy BC3 in the Finsbury Local Plan states that new buildings should be of high quality design which
- i. relate positively to each other
 - ii. improve the character, quality and identity of the area
 - iii. demonstrate a scale and massing that responds to adjacent public spaces and street and enhances street level views of recognised and historic landmarks
 - iv. conserve and enhance heritage assets

- v. respect the urban grain and where possible seek to repair urban grain.

Site Context

- 10.16 Gilray House is an existing three storey (plus roof extension) 1930's building which is located towards the eastern end of Moorfields Conservation Area at the junction of Peerless Street and City Road. Historically, Peerless Pools were once located to the east of the site (up until 1850), with a Public House on the application site up until the current building was constructed in 1930's.
- 10.17 As noted, Moorfields Conservation Area primarily consists of an unusual and impressive collection of late Victorian and Edwardian commercial and institutional buildings that front onto City Road. The Moorfield Guidelines makes reference to the high degree of ornament and decoration and use of good quality materials associated with the building. Notably, the adjacent locally listed building at Kemp House displays significant ornamental features which add to the buildings merit. Most buildings within the surrounding area range from three to six storeys in height. Recent developments to the north west of the site are significantly taller and include the development of Atlas House which will extend approximately 40 storeys in height.
- 10.18 Gilray House is also considered to be a non-designated heritage asset given its location within Moorfields Conservation Area. The building is noted for its simplistic form and proportions with striking large crittall framed windows, render walls and large central parapet feature.

Elevational design (Facsimile fourth floor and roof element)

- 10.19 The proposals seek to demolish the existing set back fourth floor addition and rebuilt the fourth floor as a facsimile of the 3rd floor in painted stucco render and matching crittall windows. The existing window openings below are reflected in the placement of the windows within the fourth floor, matching both materials, size and proportions. Above this fourth floor would include a contemporary roof element finished in metallic cladding with tapered sides and a curved form. The form of the roof allows the accommodation of associate plant equipment and lift overrun centrally, thereby reducing the visibility from surrounding streets. The 3d graphical images (image 10.1 and 10.2) below demonstrates that the extension would largely maintain consistent roof line with the immediate properties on either side of Gilray House.



Images 10.1 & 10.2 showing the proposal in the context of the street scene with a consistent roofline

- 10.20 The Moorfield Conservation Area guidelines, welcome refurbishments and extensions where it respects and enhances the original character of the building. It further states that care should be given to avoid removing or simplifying decorative details and installing modern windows which would harm the character of the building. The accompanying Design and Access Statement emphasises the symmetry within the City Road elevation and the central raised coping stone on the 4th floor parapet which would replicate the style of the existing building.

- 10.21 As shown within images 10.1 and 10.2, the proposed fourth floor would replicate the original character with windows, parapets and materials matching the existing build. Whilst the concerns are noted from the 20th Century Society regarding the facsimile fourth floor, the Design & Conservation Officer is satisfied this floor is acceptable subject to the detailing matching the existing building (conditions 3 and 4 in Appendix 1). In commenting on the proposed scheme, the Design & Conservation Officer was aware of the site circumstances. Officers have visited the site and noted the visibility of both the existing fourth floor roof extension and the plant equipment. The current fourth floor whilst set back is of poor quality design and material. The remainder of the roof accommodates a lift overrun, plant equipment and surrounding railings which are notably visible from both public and private views.
- 10.22 Officers do not dispute the overall quality of the original building which given its location in the conservation area remains a non-designated asset. However, previous historic developments at fourth floor (including roof extension and plant equipment) have eroded the overall design quality through visual clutter which continues to be visible from both short and longer views along City Road and the adjoining side streets. As shown from the photograph below the clutter above the roof detracts rather than enhances the building thereby impacting on the wider surrounding conservation area. In these circumstances, the Design & Conservation Officer has accepted that the two storey design solution put forward which would involve the removal of the cluttered fourth floor and installing a facsimile fourth floor and roof element above is considered acceptable.



Image 10.3 shows clutter above existing roof from street

- 10.23 The resultant fourth floor would then read as part of the original building with a contemporary roof extension above that is designed to incorporate all associated plant equipment within a centrally devised space that would not be visible from public views. Removing this cluttered appearance above the building was considered an important factor in justifying support from the Design & Conservation Officer. Furthermore, the height generally be consistent with the buildings on either side of Gilray House as demonstrated in the 3d images above. Subject to specific detailing on the materials and windows, it was considered that the facsimile floor was acceptable in the context of the existing site circumstances.

Scale, massing and impact on heritage asset

- 10.24 Policy DM2.3 states that in relation to non-designated heritage assets such as the locally-listed buildings listed earlier in this report, proposals that unjustifiably harm the significance of a non-designated heritage asset will generally not be permitted.
- 10.25 The Design & Conservation Officer is satisfied that the revised design of the top floor has also responded positively to the adjoining buildings noting how it now appears more recessive than its original submission. The tapered sides and curved forms softens its overall appearance in context of the existing building and the surrounding heritage assets. This is highlighted in the 3d images in 10.3 which shows the extension in the context of the adjoining building. As demonstrated the curved roof style provides a contemporary design to the top floor with the height less visible from large sections of City Road and the adjoining streets. The curved form also reduces the impact on the setting of the adjoining locally listed Edwardian buildings on either side of the site. The roof would appear more sympathetic to their setting especially when considered the existing arrangement above the roof. The recessive hipped roofs on these locally listed buildings would remain a visual focal point from street level when immediately adjacent the buildings.



Image 10.4 shows 3d image of the proposal in the context of the adjoining locally listed buildings

- 10.26 Officers consider that when further away, the adjoining taller buildings to the north of the site would cause more visual disruption on this locally listed building than the additional two floors proposed above Gilray House. Given the scale of these tall buildings, they visually dominate City Road and act as a visual focal point from longer views. Officers therefore consider that the longer views of the extension would not impact on the overall setting of the locally listed buildings given the adjacent taller buildings which dominate the backdrop. Notwithstanding this, the roof form and scale of the development proposed would be more akin with the established streetscape along the southern side of City Road and the amended drawings ensure shorter views of the buildings do not impact on the setting of the locally listed buildings on City Road that adjoins the site.

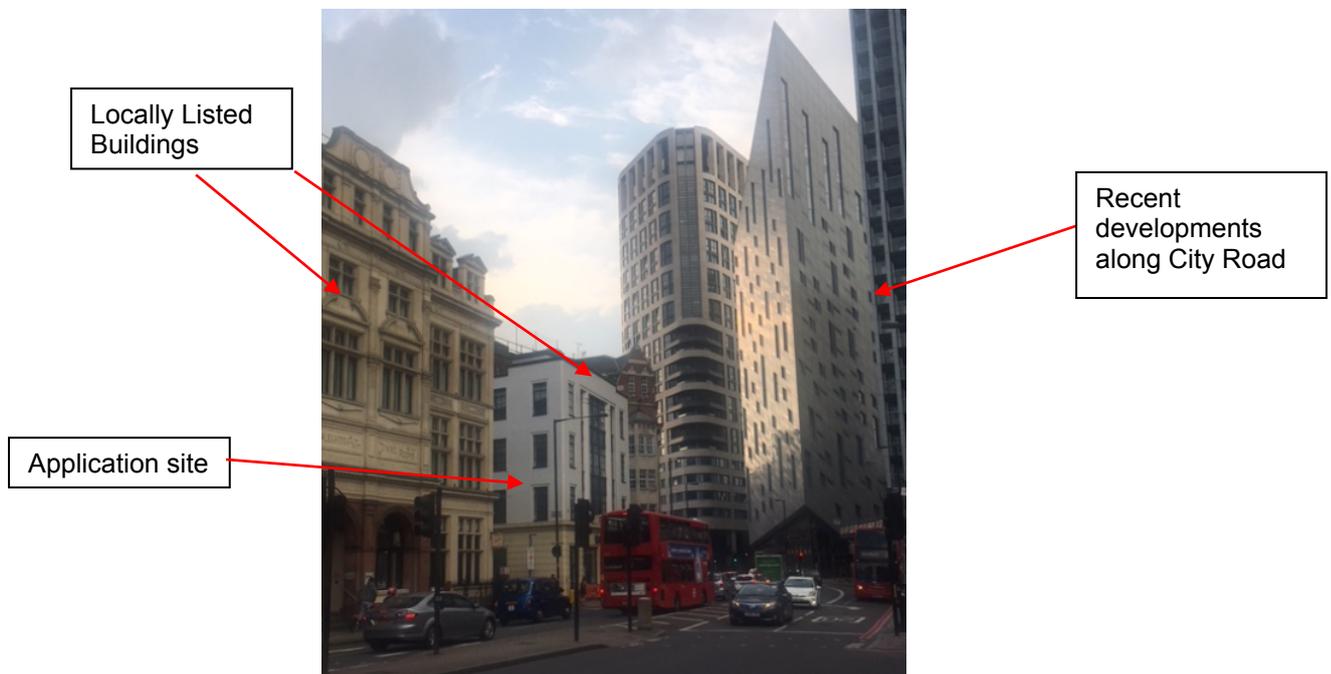


Image 10.5 shows the application site, adjoining locally listed building and the backdrop of taller recent developments.

Design and Conservation summary

- 10.27 It is judged that the proposed roof extensions in the context of the existing onsite arrangement is considered acceptable. Whilst some harm would be caused, it would be on the lower end of the scale of less than substantial when weighed against the current clutter situated above the roof. The public benefits associated with creating additional business floorspace is considered to outweigh that harm, maximising of the floorspace provision in this central location. Whilst the impact on the setting of the locally listed building has been reduced from shorter views, it is noted that the setting has already been compromised from longer views due to the existing tall buildings that exist to the north and opposite the site.
- 10.28 The proposed roof extensions would be an appropriate form of development in terms of scale, massing, appearance. The proposed front alterations and the extension at the rear and roof level would integrate with the existing building and street scene.
- 10.29 During the assessment, special attention has been paid to the desirability of preserving or enhancing the character and appearance of the conservation area, as well as special regard to the desirability of preserving the surrounding listed buildings and their setting or any features of special architectural or historic interest which they possess. Overall, it is considered that the proposed development would have acceptable impact in terms of massing, scale and appearance, as well as its impact towards the setting to the heritage assets nearby, and would accord with relevant planning policies including DM2.1, DM2.3, the Urban Design Guide SPD and the Conservation Area Design Guidance.

Inclusive Design

- 10.30 Paragraph 57 of the NPPF is relevant to the current proposal in relation to inclusive design. London Plan policy 7.2 requires all new development to achieve the highest standards of accessible and inclusive design, and refers to the Mayor's Accessible London SPG. At the local level, Development Management Policy DM2.2 requires all developments to demonstrate that they i) provide for ease of and versatility in use; ii) deliver safe, legible and logical environments; iii) produce places and spaces that are convenient and enjoyable to use for everyone; and iv) bring together the design and management of a development from the outset and over its lifetime. The Inclusive Design in Islington SPD is also relevant.

- 10.31 The Inclusive Design Officer has welcomed alterations to provide level access from street level off Baldwin Street. The proposed business floorspace would have lift access to each floor with accessible WCs proposed for the offices across each level. Whilst some concerns have been highlighted in regards to parking bays, accessible toilet at reception, evacuation arrangements and the changing facilities, these details can be addressed through conditions recommended in appendix 1 (conditions 10 and 12).
- 10.32 Given the existing physical constraints of the existing building as a non-designated heritage asset, it is considered that the proposed works generally conform to accessible standards set out within the Inclusive Design in Islington Supplementary Planning Document and conform to Policies DM2.1(Design) and DM2.2 (Inclusive Design) of the Development Management Policies (2013).

Neighbour Amenity

- 10.33 The National Planning Policy Framework identifies as a core planning principle that planning should always seek a high quality of design and a good standard of amenity for all existing and future occupants of land and buildings.
- 10.34 London Plan policy 7.6 (part Bd) states that buildings should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy and overshadowing. Policy 7.15 (part B) states that development proposals should seek to manage noise by mitigating and minimising the existing and potential adverse impacts of noise on, from, within, as a result of, or in the vicinity of new development; separating new noise sensitive development from major noise sources through the use of distance, screening or internal layout in preference to sole reliance on sound insulation; controlling and mitigating potential adverse effects through the application of good acoustic design principles; and promoting new technologies and improved practices to reduce noise at source and on the transmission path from source to receiver.
- 10.35 Development Management Policy DM2.1 (part Ax) confirms that, for a development proposal to be acceptable it is required to provide a good level of amenity including consideration of noise and the impact of disturbance, hours of operation, vibration, pollution, fumes between and within developments, overshadowing, overlooking, privacy, direct sunlight and daylight, over-dominance, sense of enclosure and outlook. Paragraph 2.13 states that the design and layout of buildings must enable sufficient sunlight and daylight to penetrate into and between buildings, and ensure that adjoining land or properties are protected from unacceptable overshadowing. This supporting text goes on to specifically reference relevant guidance prepared by the Building Research Establishment (BRE).

Daylight and Sunlight Impact

- 10.36 All new developments are subject to an assessment of their impact on neighbouring amenity; including in terms of daylight, sunlight, privacy, increased sense of enclosure, noise and disturbance as required by London Plan Policies 7.14 and 7.15 and Development Management Policy DM2.1A (X).

BRE Guidance: Sunlight and Daylight:

- 10.37 In general, for assessing the sunlight and daylight impact of new development on existing buildings, Building Research Establishment (BRE) criteria is adopted. In accordance with both local and national policies, consideration has to be given to the context of the site, the more efficient and effective use of valuable urban land and the degree of material impact on neighbours.
- 10.38 BRE Guidelines (2011) paragraph 1.1 states: "People expect good natural lighting in their homes and in a wide range of non-habitable buildings. Daylight makes an interior look more attractive and interesting as well as providing light to work or read by". Paragraph 1.6 states: "The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design...In special circumstances the developer or local planning authority may wish to use different target values. For

example, in a historic city centre, or in an area with modern high rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings”.

BRE Guidance: Daylight to existing buildings

10.39 The BRE Guidelines stipulate that the diffuse daylighting of the existing building may be adversely affected if either:

- the VSC (Vertical Sky Component) measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value (or reduced by more than 20%), known as “the VSC test”.
- the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value (or reduced by more than 20%), known as the “No Sky Line” (NSL) or “Daylight Distribution” (DD) test.

10.40 At paragraph 2.2.7 of the BRE Guidelines it states:

“If this VSC is greater than 27% then enough skylight should still be reaching the window of the existing building. Any reduction below this level should be kept to a minimum. If the VSC, with the development in place is both less than 27% and less than 0.8 times its former value, occupants of the existing building will notice the reduction in the amount of skylight. The area of lit by the window is likely to appear more gloomy, and electric lighting will be needed more of the time.”

10.41 The BRE Guidelines state (paragraph 2.1.4) that the maximum VSC value is almost 40% for a completely unobstructed vertical wall.

10.42 At paragraph 2.2.8 the BRE Guidelines state:

“Where room layouts are known, the impact on the daylighting distribution in the existing building can be found by plotting the ‘no sky line’ in each of the main rooms. For houses this would include living rooms, dining rooms and kitchens. Bedrooms should also be analysed although they are less important... The no sky line divides points on the working plane which can and cannot see the sky... Areas beyond the no sky line, since they receive no direct daylight, usually look dark and gloomy compared with the rest of the room, however bright it is outside”.

10.43 Paragraph 2.2.11 states: *“Existing windows with balconies above them typically receive less daylight. Because the balcony cuts out light from the top part of the sky, even a modest obstruction may result in a large relative impact on the VSC, and on the area receiving direct skylight.”* The paragraph goes on to recommend the testing of VSC with and without the balconies in place to test if it the development or the balcony itself causing the most significant impact.

10.44 The BRE Guidelines at its Appendix F gives provisions to set alternative target values for access to skylight and sunlight. It sets out that the numerical targets widely given are purely advisory and different targets may be used based on the special requirements of the proposed development or its location. An example given is: *“in a mews development within a historic city centre where a typical obstruction angle from ground floor window level might be close to 40 degrees. This would correspond to a VSC of 18% which could be used as a target value for development in that street if new development is to match the existing layout”*

BRE Guidance: Sunlight to existing buildings

10.45 The BRE Guidelines state in relation to sunlight at paragraph 3.2.11: *“If a living room of an existing dwelling has a main window facing within 90 degrees of due south, and any part of a new development subtends an angle of more than 25 degrees to the horizontal measured from the centre of the window in a vertical section perpendicular to the window, then the sun lighting of the existing dwelling may be adversely affected.”*

10.46 This will be the case if the centre of the window:

- Receives less than 25% of annual probable sunlight hours (APSH), or less than 5% of annual (winter) probable sunlight hours between 21 September and 21 March (WPSH) and;
- Receives less than 0.8 times its former sunlight hours (or a 20% reduction) during either period and;
- Has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

10.47 The BRE Guidelines state at paragraph 3.16 in relation to orientation:

“A south-facing window will, receive most sunlight, while a north-facing one will only receive it on a handful of occasions (early morning and late evening in summer). East and west-facing windows will receive sunlight only at certain times of the day. A dwelling with no main window wall within 90 degrees of due south is likely to be perceived as insufficiently sunlit.”

10.48 The Guidelines go on to state (paragraph 3.2.3):

“... it is suggested that all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90 degrees of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun.”

Daylight and Sunlight Assessment for neighbouring residential properties

10.50 The surrounding uses are a mix of offices, hotels, other commercial uses, and also residential. A daylight sunlight report has been provided and assessed the impact of the development on the following residential properties which are within the immediate area of the application site.

1. Atlas Building
2. 8 East Road (The Three Crowns Public House)
3. 3 Baldwin Street (Old Fountain Public House)
4. Vision House, 5 Baldwin Street
5. 62 Peerless Street



Image 10.6: Identifies the properties that were assessed within daylight/sunlight report

10.51 The daylight tests were applied to the above mentioned residential properties near to the site as identified in the 3Dimage below (Image 10.3). The results indicate that all five properties assessed maintain compliance to the two main daylight methodologies cited within the BRE Guidelines. A summary of these Daylight Sunlight results and tables are provided in paras 10.53-10.60 below.

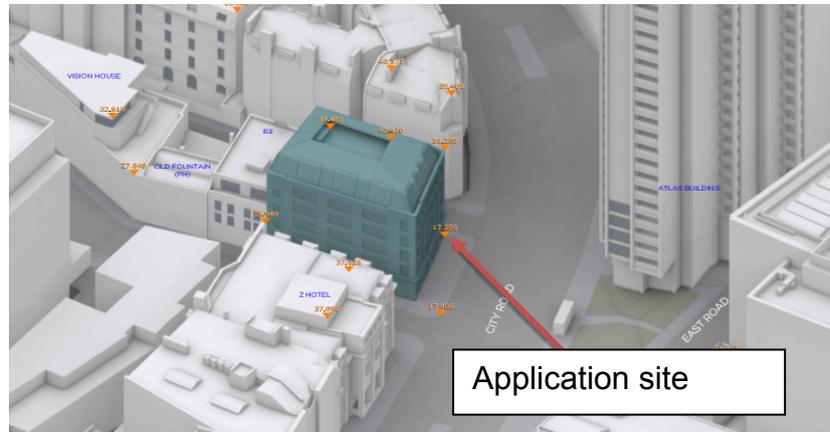


Image 10.7: The application site and the surrounding buildings that are included in the daylight/sunlight assessment (excluding Z Hotel)

Atlas Building (Daylight assessment)

10.52 The Atlas Building is approximately 40 floors directly east of the site. The building includes commercial at ground floor with up to 38 floors of residential above. The assessment of daylight focussed on the residential properties from floors 1-4 and confirmed that all of these residential units complied with both the Vertical Sky Component and No Sky Line tests. In terms of the VSC, only two windows on the first floor serving residential units 7 and 9 (windows 12 & 15) show a modest reduction in daylight. Similarly, six rooms show a modest reduction in daylight distribution. These percentage reductions are highlighted in bold in the table below with the largest reduction 1.4% to room 7 on the first floor. This reduction however would significantly less than twenty percent of its former value and therefore compliant with the guidance. As such, the assessment of windows serving the proposed Atlas Building would continue to provide sufficient daylight to future residents of this building.

8 East Road - The Three Crowns Public House (Daylight Assessment)

10.53 The Three Crowns Public House was analysed for the impact on the residential windows on the upper floors. The Public House situated to the east of the site at the junction where East Road meets City Road has existing residential accommodation on the upper floors. Each of the windows assessed complied with both the VSC and No Sky tests. All the windows assessed in this property meet VSC and the Daylight Distribution with no loss to daylight

3 Baldwin Street - The Old Fountain Public House (Daylight Assessment)

10.54 The Old Fountain Public House at 3 Baldwin Street is situated to the rear of the site and had two windows analysed at second floor level both of which passed both VSC and No Sky Tests. No reduction occurred in daylight to either of these windows.

Vision House – 5 Baldwin Street (Daylight Assessment)

10.55 One residential unit was analysed at Vision House which is located on the fourth floor to the west of the site along Baldwin Street. data below, each of these windows passes the daylight tests with no losses to daylight to any of the windows assessed.

62 Peerless Street (Daylight Assessment)

- 10.56 There are six residential units at 62 Peerless Street which abuts the site to the west. The daylight sunlight report analysed 19 windows of this residential building from floors one to three. All the windows tested pass both the VSC and No Sky Line.

Sunlight to existing buildings

- 10.57 In terms of sunlight, all windows which face 90 degrees due south have had Annual Probable Sunlight Hours tested. The Annual Probable Sunlight Hours (APSH) is the methodology provided by the BRE Guidelines for Sunlight assessment. BRE guidance recommends that the APSH received at a given window in the proposed case should be at least 25% of the total available, including at least 5% in winter. Where the proposed values fall short of these, and the loss is greater than 4%, then the proposed values should not be less than 0.8 times their previous value in each period. A total of 91 windows were analysed against loss of sunlight. All the windows analysed passed the test. The majority of windows tested occurred no changes to the sunlight received. Whilst modest losses to sunlight did occur to some windows (see Appendix 3 of Daylight Sunlight report), none of the losses were 0.8 times their previous value.

Overshadowing of amenity space

- 10.58 Concerns have been raised regarding overshadowing of a private amenity terrace serving the neighbouring properties, in particular the balconies/walkways serving 62 Peerless Street and 3 Baldwin Street which both lie adjacent the application site. There are no windows serving No 62 Peerless Street that face onto the application site. Balconies for 62 Peerless Street are located at third floor level facing over Baldwin Street. Due to the orientation and scale of the proposed extension, there would be no significant overshadowing to these balconies. The balconies and their open aspect to the south will retain sufficient sunlight to meet BRE guidelines which requires at least half the open space to receive 2 hours sunlight on 21st March or 0.8 time its former value.

Daylight and Sunlight summary

- 10.59 The proposal has analysed the immediate residential properties and each of these properties comply with the BRE Daylight Sunlight guidance with minimal to no losses to daylight below 20% of former (existing levels) and minor losses to sunlight but again below 20% of existing values. However, all the windows assessed pass the sunlight assessment in terms of 0.8 times of their former value. As such, the proposal would not lead to unacceptable losses of daylight and sunlight to residential neighbours.

Privacy

- 10.60 Paragraph 2.14 of Islington's Development Management Policies states that "To protect privacy for residential development and existing residential properties, there should be a minimum distance of 18m 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". In the application of this policy, consideration must be given to the nature of views between habitable rooms – for instance, where views between habitable rooms would be oblique as a result of angles or height differences between windows, there may be no harm.
- 10.61 Paragraph 2.3.36 of the Mayor of London's Housing SPG states that such minimum distances "can still be useful yardsticks for visual privacy, but adhering rigidly to these measures can limit the variety of urban spaces and housing types in the city, and can sometimes unnecessarily restrict density". This is noted, and there have indeed been instances where window-to-window distances of less than 18m have been accepted where exceptional circumstances apply, however the Mayor's guidance does not override Islington's Development Management Policies, and there remains a need to ensure that proposed developments maintain adequate levels of privacy for neighbouring residents.

- 10.62 The proposed development includes no residential accommodation or habitable rooms, therefore the 18m requirement does not necessarily apply. Nevertheless, there is potential for office windows to adversely affect the privacy of neighbouring residential properties. Officers have reviewed the positioning of the neighbouring residential windows and are satisfied that no overlooking would occur or loss of privacy to any of these neighbours.

Construction related activity

- 10.63 It is expected that the proposed development would cause some degree of disruption and nuisance towards the neighbours during the construction phase, the neighbours concern is acknowledged and it is agreed that the environmental impact during the construction period would need to be minimised to ensure that the neighbours' quality of life would not be adversely affected by the construction work. A full Construction Method Statement would be required to be submitted and agreed by the Council prior to the commencement of work. Conditions 5 and 7 included in appendix 1 secures these details.

Sustainability, Energy Efficiency and Renewable Energy

- 10.64 The NPPF confirms that the purpose of the planning system is to contribute to the achievement of sustainable development, and policies relevant to sustainability are set out throughout the NPPF. Further planning policies relevant to sustainability are set out in chapter 5 of the London Plan, Core Strategy policy CS10 and chapter 7 of the Development Management Policies. Islington's Environmental Design SPD is also relevant.
- 10.65 The submitted Sustainable Design and Construction Statement included a full BREEAM pre-assessment which established that the development has the potential to achieve a rating of very good. The statement also included details on energy saving to minimise CO2 emissions, water efficiency and recycling, biodiversity, adaptation to climate change, materials and sustainability in operation. Given that the proposal seeks to extend an existing building, rather than erect a new build, it is not subject to the same requirements for sustainable design on carbon savings. Notwithstanding this, the statement indicates that 8% carbon savings would be made when compared to Building Regulations 2013. It also provides a water consumption strategy which is in line with DM7.4 which seeks to minimise water use from non-residential developments. Measures to minimise water use include low water flow taps and showers combined with low/dual flush toilets and water efficient compliances.
- 10.66 Other sustainable measures included within the statement include the use of sustainable materials which will be evaluated against the BRE Green Guide in order to achieve at least an A rating where possible. The proposed office space will also be designed to comply with the overheating standards set out in CIBSE Guide A: Environmental Design and will be provided with mechanical cooling measures to control overheating in the summer months. Subject to complying with the details in this statement, the proposal accords with policies DM7.1, DM7.2 and DM7.4

Highways, Transportation and Servicing

- 10.67 The application site is situated within close proximity to Old Street Tube Station which is served by the Northern Line and also includes access to the National Rail Network. It is also a highly accessible area with Transport for London (TFL) giving the area a PTAL rating of 6a which represents a high level of accessibility to the site. The property fronts onto the A501 City Road which forms part of the Transport for London Network (TLRN) which is controlled by TFL. TFL engineers have been consulted and have some concerns the construction phase which may affect the performance and safety of the TLRN. The Highway's Officers have recommended that a Construction Logistics Plan be secured by condition given the sensitivities of the site to be consulted on with TFL.

Deliveries and Servicing

- 10.68 Policy DM 8.6 requires that all commercial developments over 200m² provide off-street servicing and delivery. No delivery and servicing plan has been provided in support of the development. In

terms of trip generation, given the limited increase in floorspace, it is expected that the vehicular trip generation for the proposed development would be similar to the amount of existing journeys with the majority of trips remaining non-car modes. Given the nature of the application site, off street deliveries are not possible on City Road due to the double red lines restrictions, however it is noted that there is a single yellow line restriction in place directly outside the existing fire escape door on Peerless Street. Given the location of the development and level of restrictions to parking in the area, a condition (9) has been recommended seeking a detailed servicing and delivery plan before first occupation of the site by all uses.

Cycle parking and facilities

- 10.69 Twelve cycle parking spaces have been provided in line with the London Plan figures which would require one long stay cycle space per 90m² and one short stay cycle space per 500m². These are provided with necessary changing facilities and lockers within the reconfigured basement. Whilst the location of the 2 short term cycle parking is not ideal (basement), Officers acknowledge the constraints to locating these spaces elsewhere in the building. It must also be noted that there are several Sheffield stands in the immediate vicinity that may accommodate visitors to the building. The London Plan also indicates that planning authorities may at their discretion accept additional long-term stay provision where it is not possible to accommodate short term parking. The proposal accords with Islington requirements for provision of cycle parking, namely DM 8.4 and given the excellent public transport connections and the central location it is considered this is acceptable. A condition (8) has been recommended requiring these cycle parking spaces to be provided prior to the first occupation following the completion of the development.

Wheelchair accessible parking

- 10.70 Wheelchair accessible parking should be provided in line with Development Management Policy DM8.5 (Vehicle parking), Part C (Wheelchair accessible parking). Given the site's constraints and existing restrictions along City Road (red route), it would not be possible to provide this parking space in this instance. Other step free modes of transport, including London Bus Routes are accessible in the immediate area. It must be noted, 2 existing wheelchair parking spaces are situated directly outside Moorfield Eye Hospital to the immediately north west of the site. As such, given the sites location and overall constraints in terms of parking within this section of City Road, it would not be possible to secure a wheelchair parking space in this instance. Given the proximity of 2 existing wheelchair spaces and the alternative modes of step free transport available, the lack of wheelchair parking is acceptable in this instance.
- 10.71 Overall in terms of highways, subject to conditions on cycle storage, construction management and service/delivery plan, the proposal is considered to accord with Development Management policies DM8.2, 8.4, 8.5 and 8.6.

Refuse

- 10.72 The proposed refuse and recycling stores are considered adequate, and are compliant with the council's current Recycling and Refuse Storage Requirements (June 2013). The stores are adequately sized to ensure that waste need not be stored outside the building. Fifty percent of this capacity has been allocated for the storage of waste and recyclable materials. The following provisions have been provided which exceed the requirements of 1,470 litres storage per 1000m² gross area office space.

- 3 x 660 litres eurobin (1,980 litres)
- 3 x 360 litres wheelie bins (1,080 litres)

Total: 3,060 litres storage space

- 10.73 As such, it is considered that the proposed new refuse storage area would provide adequate refuse arrangement for the development.

Fire Safety

- 10.74 Part B of the London Plan policy 7.13 states that development proposals should contribute to the minimisation of potential physical risks, including those arising as a result of fire.
- 10.75 There should be fire brigade access to the perimeter of the building (s) and sufficient hydrants and water mains in the vicinity. The London Fire Brigade strongly recommends that sprinklers are considered for new developments and major alterations to existing premises. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk of life. An informative has been attached recommending that sprinklers be added to the development.
- 10.76 The Design and Access Statement has also been amended to include more detail on the fire strategy: A single disabled refuge is located within the protected corridor adjacent to the WC's. This is commensurate for the size of floor plate at Gilray House. Adjacent to the refuge will be an Emergency Voice Communication system compliant with BS 5839-9:2011. The fire management strategy will stipulate fire-wardens and fire-marshals are trained in safe use of the evacuation chair and will be present at all times the building is in use. It will be the fire marshal and a building managements responsibility to evacuate all occupants of the building. The evacuation chair will be accessible at all times and maintained in line with BS 9999. Further details of this fire strategy is recommended by condition (10

Noise and Air Quality

- 10.77 The application site is located in an area subject to traffic noise. The area has a mix of commercial and residential uses located in close proximity to one another. Another source of noise would be from the proposed plant equipment, which would be located within a new enclosure integrated into the roof extension.
- 10.78 The existing building comprises a number of AC units on the flat roof area of the fourth floor. The integration of the new plant enclosure at roof level is generally welcomed. The applicant has submitted a noise impact assessment to demonstrate the potential impact of the development. It was concluded that the proposal would be expected to meet the requirements of the relevant British Standard.
- 10.79 The Council's Acoustic Officer has reviewed the submission, and concluded that the proposed development would be acceptable subject to the provision of appropriate noise control measures (condition 6), to ensure that plant would not lead to unacceptable disturbance to neighbouring occupiers.
- 10.80 The whole of the borough has been designated by the council as an Air Quality Management Area. It is recommended that, for the proposed development's construction phase, the submission, approval and implementation of a Construction Environmental Management Plan (CEMP) assessing the environmental impacts (including in relation to air quality, dust, smoke and odour) be secured by condition (condition 7). This would help ensure that the proposal would not detrimentally impact upon the amenity of the neighbouring occupiers with regard to air quality. Emissions from non-road mobile machinery would also need to be addressed in submissions made pursuant to condition 7.

Other Issues

Inaccuracy of the drawings

- 10.81 Objectors had raised concerns regarding the accuracies of the drawings. This is in relation to the massing models contained within the appendix of the originally submitted Daylight Sunlight report which incorrectly identified the existing condition for 62 Peerless Street as the previously proposed and refused 5 storey height rather than its current 4 storey height. The updated Sunlight/Daylight report has made all required corrections to the current massing of the adjoining building (62 Peerless Street) and the table of results updated accordingly.
- 10.82 The comment also raises concern over the plans (from previous applications for 62 Peerless Street) contained within the Sunlight and Daylight document referring to 3 Baldwin Street. These plans are not the production of the applicant but belonging to a historic application by another applicant. The use of these plans as part of the appendix within the Daylight Sunlight report was to provide clarity to Officers as to what each of the windows served.

Positioning of flank wall impact on neighbours' boilers flues

- 10.83 Several objections were raised regarding the positioning of the flank wall which would impact on the light well which serves 62 Peerless Street. This light well contains existing boiler flues, bathroom windows and kitchen air extracts serving the flats of No.62 Peerless Street.
- 10.84 The proposed development will reasonably be contained within the parameters of the applicants site boundary and ownership. There is no record of planning permission being granted for such structures extending from 62 Peerless Street into the adjoining site ownership or in any event a legal right to do this. While this may be true the units may have become lawful due to the passage of time.
- 10.85 The matter is considered to be a civil matter given the proposed development remains in the parameters of the applicants site boundary. The agent representing the applicant has advised that all party wall matters will be addressed and it would not be reasonable to limit the applicants right to build on their own property based on protection of unauthorised structures with the application site, built without permission.
- 10.86 Regardless of the lawful or otherwise situation of these flues and extracts, they do project out into the demise of Gilray House and it would be unreasonable to refuse planning permission on these grounds, given the public benefit the two storey extension would provide. It is considered there are other locations within the demise of 62 Peerless Street where these associated flues and extracts could reasonably be placed.

Refusal of permission for roof extension on neighbouring site 62 Peerless Street

- 10.87 The comments received also referred to a previous planning refusal at 62 Peerless Street due to the impact on Moorfield Conservation Area. The neighbouring application was refused in 2011 at 62 Peerless Street. Each application is assessed on its own merits and Officers would point to frontage of Gilray House onto City Road which is in a different context to the side streets. The established character along City Road has a higher established roof line capable of accommodating comfortably additional height. Gilray House is also identified within the Conservation Area Appraisal as suitable for a visible roof extension, thus supporting the principle of additional height on-site.

Right to peaceably enjoy a property

- 10.88 The assessment has considered every person right to peaceably enjoy their property as set out in paragraph 9.5. All matters that affect these rights have been assessed and it is considered that the proposal would not impinge on adjoining residents' peaceful enjoyment of their property.

Planning Obligations

Community Infrastructure Levy

- 10.89 Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), the Mayor of London's and Islington's Community Infrastructure Levy (CIL) would be chargeable on the proposed development on grant of planning permission. This is calculated in accordance with the Mayor's adopted Community Infrastructure Levy Charging Schedule 2012 and the Islington adopted Community Infrastructure Levy Charging Schedule 2014.
- 10.90 Both Islington CIL and Mayoral CIL would be payable in relation to the proposed development.

Crossrail CIL

- 10.91 The Crossrail Funding SPG (March 2016) sets out that planning obligations/S.106 contributions should be sought in respect of retail and hotel and office development in central London and the northern part of the Isle of Dogs, which involves a net increase in office floorspace of more than 500 square metres with contributions proportionate to the calculated impact.
- 10.92 The application results in an uplift of 362 square metres of B1 Office floorspace, which is just lower than the 500sqm threshold set out within the Crossrail Funding SPG. Therefore, the proposed development does not require financial contribution for Crossrail funding.

11. SUMMARY AND CONCLUSION

Summary

- 11.1 The benefits of the proposed development as discussed in paragraphs 4.1-4.10 of this report must be noted. These include the uplift of the office floorspace and employment opportunities, the improvement to the appearance (with removal of visual clutter above existing roof) of the front elevation of the building, as well as improved accessibility within the building and new cycle and refuse facilities of a higher quality.
- 11.2 These benefits must, however, be weighed against the shortcomings of the proposed development, the material harm that the proposed development would cause, and the development's non-compliance with development plan policies. Officers' primary concerns relate to the visual impact of the two storey extension on the existing building and the setting of the adjoining locally listed buildings. The height increase would generally be consistent with the adjoining properties building heights. The benefits of enclosing the plant equipment and incorporating this into the top floor are considered to outweigh the existing visual clutter that exists above the building at present. The existence of taller buildings within the immediate area reduces the visual impact of the proposal on the setting of the adjoining locally listed buildings given their prominence.
- 11.3 Furthermore, the proposal would not cause adverse impact on the adjoining neighbouring amenity. A Daylight/Sunlight report confirms that all windows analysed comply with the BRE Daylight Sunlight Guidance. A Servicing and Delivery Plan is recommended by condition to ensure that the servicing of the additional floorspace does not affect the functioning of adjoining highways. Similarly, both a Construction Management Plan and Construction Environmental Management Plan will be required to ensure neighbours are not disturbed significantly from the proposed works and also consider air quality. On the basis of receiving a fire evacuation plan and revised detailing on the accessible WC on each floor, Officers are satisfied with the accessibility of the building given its constraints. Whilst the Sustainable Design and Construction Statement demonstrates that the refurbishment and extension of the building will have a good BREAM rating.

- 11.4 The comments made by residents and neighbouring businesses have been considered, as have responses from consultee bodies. The council's assessment is against all relevant Development Plan policies and other material considerations, and this assessment concludes that the proposal accords with the plan as a whole.
- 11.5 In this case, the benefits of the proposed development (as amended) have been given due consideration, and are considered to outweigh those shortcomings of the development.

Conclusion

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

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

That the Committee resolve to GRANT planning permission subject to conditions to secure the following:

List of Conditions:

1	3 YEAR CONSENT PERIOD CONDITION: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission. REASON: To comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).
2	DRAWING AND DOCUMENT NUMBERS CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans: 1710: 00_001 Rev B, Ex_100 Rev B, Ex_101 Rev B, Ex_102 Rev B, Ex_103 Rev B, Ex_104 Rev B, Ex_105 Rev B, Ex_106 Rev B, Ex_200 Rev B, Ex_201 Rev B, Ex_202 Rev B, Ex_203 Rev B, Ex_300 Rev B, Proposed: 00_101 Rev F, 00_103 Rev F, 00_104 Rev F, 00_105 Rev G, 00_106 Rev G, 00_200 Rev F, 00_201 Rev F, 00_202 Rev E, 00_203 Rev D, 00_300 Rev F, 00_301 Rev F, 00_302 Rev E, 00_400 Rev D, GIA Daylight Sunlight Report Ref: 12902 dated 03/04/2018, Design & Access and Heritage Statement dated December 2017, GIA Cover letter Daylight Sunlight (review of amended roof design and accompanying plans), KP Acoustics Planning Compliance Report reference 169.19.PCR.01 dated 06/11/2017, Gilray House Planning Statement dated December 2017, Sustainable Design and Construction Statement by GDM Partnership dated 15/12/2017, Townscape Views (Morrow Lorraine) dated April 2018 REASON: To comply with Section 70(1)(a) of the Town and Country Act 1990 as amended and the Reason for Grant and also for the avoidance of doubt and in the interest of proper planning.
3	DESIGN (COMPLIANCE) CONDITION: Notwithstanding the plans hereby approved, and for the avoidance of doubt, the facsimile fifth floor addition shall exactly replicate, in terms of materials and fenestration (including depth of reveals and glazing bar profiles), the floors below. 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>	<p>MATERIAL (DETAILS)</p> <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"> a) A sample panel of facing render. b) Details of all new windows, including those of the facsimile fifth floor addition, which shall accurately replicate, in terms of material, profile and detailing, the existing windows. c) Details of the metallic roof cladding to the top floor d) Any other materials to be used, including the parapet coping <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>
<p>5</p>	<p>CONSTRUCTION METHOD STATEMENT</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"> i. the parking of vehicles of site operatives and visitors ii. loading and unloading of plant and materials iii. storage of plant and materials used in constructing the development iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate v. wheel washing facilities vi. measures to control the emission of dust and dirt during construction vii. a scheme for recycling/disposing of waste resulting from demolition and construction works <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>6</p>	<p>PLANT EQUIPMENT NOISE LEVELS</p> <p>CONDITION: The design and installation of new items of fixed plant shall be such that when operating the cumulative noise level LAeq Tr arising from the proposed plant, measured or predicted at 1m from the façade of the nearest noise sensitive premises, shall be a rating level of at least 5dB(A) below the background noise level LAF90 Tbg. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS4142:2014.”</p> <p>REASON: For the protection of neighbouring amenity.</p>

7	<p>CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN</p> <p>CONDITION: A Construction Environmental Management Plan (CEMP) assessing the environmental impacts (including (but not limited to) noise, air quality including dust, smoke and odour, emissions from non-road mobile machinery, vibration and TV reception) of the development shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site. 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 CEMP shall refer to Islington's Code of Practice for Construction Sites, BS5228:2009 and 2014, the GLA's Control of Dust and Emissions During Construction and Demolition SPG and shall commit the developer to sign up to the Non-Road Mobile Machinery Register.</p> <p>The development shall be carried out strictly in accordance with the details so approved and no change therefrom shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: In the interests of residential and local amenity, and air quality</p>
8	<p>CYCLE STORAGE</p> <p>CONDITION: The bicycle storage area(s) with storage for 12 bicycles hereby approved and as shown on drawing no. (00)_099 Rev F, shall be provided prior to the first occupation of the development and maintained as such thereafter.</p> <p>REASON: To ensure adequate cycle parking is available and easily accessible on site and to promote sustainable modes of transport.</p>
9	<p>DELIVERY AND SERVICING PLAN</p> <p>CONDITION: A delivery and servicing plan (DSP) detailing servicing arrangements including the location, times and frequency shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby approved. 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>
10	<p>FIRE SAFETY STRATEGY</p> <p>CONDITION: Prior to commencement of the development hereby approved, a Fire Safety Strategy shall be submitted to and approved in writing by the Local Authority.</p> <p>The Fire Safety Strategy must demonstrate to the satisfaction of the local planning authority that the proposal is capable of providing adequate Fire Brigade access to the building (with reference to Approved Document B, volume 2 or relevant code of practice). The Strategy should also include arrangement for safe evacuation of disabled people in an emergency.</p> <p>The development shall be carried out in accordance with the Fire Safety Strategy approved under this condition and shall be maintained as such thereafter.</p>

	REASON: To ensure appropriate fire safety measures, in particular adequate access for Fire Brigade appliances.
11	ROOF ACCESS (For maintenance only)
	<p>CONDITION: The roof shall not be used as a terrace at no stage and shall be access solely for maintenance purposes.</p> <p>REASON: To ensure that the amenity of neighbouring residential properties is not adversely affected in accordance with policies 7.6 and 7.15 of the London Plan 2016 and policy DM2.1 of Islington's Development Management Policies 2013.</p>
12	INCLUSIVE DESIGN
	<p>CONDITION: Notwithstanding the drawings hereby approved, prior to commencement of any works, details (including plans) shall be submitted to the Local Planning Authority showing provision of an accessible DDA toilet on first to fifth floor. 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 the development is of an inclusive design and conforms to Policy DM2.2 (Inclusive Design) of the Development Management Policies. (2013).</p>

List of Informatives:

1	Community infrastructure Levy (CIL)
	<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 cil@islington.gov.uk. The Council will then issue a Liability Notice setting out the amount of CIL payable on commencement of the development.</p> <p>Further information and all CIL forms are available on the Planning Portal at www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil and the Islington Council website at www.islington.gov.uk/cilinfo. Guidance on the Community Infrastructure Levy can be found on the National Planning Practice Guidance website at http://planningguidance.planningportal.gov.uk/blog/guidance/community-infrastructure-levy/.</p>
2	Means of escape
	<p>You are advised that during building works a temporary means of escape must be provided to any surrounding buildings which have an existing means of escape accessed via the application site.</p>

3	Building Control
	<p>The Building Acts and Building Regulations: To ensure compliance with the Building Acts and Building Regulations, you should contact the Building Control Service regarding the development and any intended works.</p> <p>T: 020 7527 5999 E: building.control@islington.gov.uk</p>
4	Party Wall (etc) Act 1996 (as amended)
	<p>The applicant is advised to comply with the relevant sections of the Party Wall (etc) Act 1996 (as amended) in regards to the proposal, namely in relation to the alteration and building up onto side boundary walls, and the excavation of a single storey basement to the existing side boundary walls.</p>
5	Other legislation
	<p>You are advised of the need to comply with other legislation outside the realms of planning, namely building regulations and environmental health regulations.</p>
6	Hours of construction
	<p>Nuisance from Construction Work: Nuisance from demolition and construction works is subject to control under the Control of Pollution Act. The normal approved noisy working hours are:</p> <ul style="list-style-type: none"> " 08:00 to 18:00 Monday to Friday " 08:00 to 13:00 Saturday " No work on Sundays and Public Holidays <p>If you anticipate any difficulty in carrying out construction works other than within normal working hours (above) and by means that would minimise disturbance to adjoining properties then you should contact the Pollution Project Team.</p> <p>T: 020 7527 7272 E: pollution@islington.gov.uk</p>
7	Definition of “Superstructure” and “Practical Completion”
	<p>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.</p>
8	London Fire Brigade Informative
	<p>London Fire Brigade advise that there should be fire brigade access to the perimeter of the building (s) and sufficient hydrants and water mains in the vicinity.</p> <p>The London Fire Bridge strongly recommends that sprinklers are considered for new developments and major alterations to existing premises, particularly where the proposals relate to schools and care homes. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk of life. The Brigade opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupier. Please note that it is our policy to regularly advise our elected Members about how many cases there have been where we have recommended</p>

sprinklers and what outcomes of those recommendations were. These quarterly reports to our Members are public documents which are available on our website.

The applicant is advised to contact London Fire for further information on tel 0208 555 1200 89171 Or the website london-fire.gov.uk

APPENDIX 2: RELEVANT POLICIES

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

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.

Development Plan

The Development Plan comprises the London Plan 2016 (incorporating Minor Alterations), 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.

London Plan 2016

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

4 London's economy

Policy 4.1 Developing London's economy

Policy 4.2 Offices

5 London's response to climate change

Policy 5.1 Climate change mitigation

Policy 5.2 Minimising carbon dioxide emissions

Policy 5.3 Sustainable design and construction

Policy 5.18 Construction, excavation and demolition waste

6 London's transport

Policy 6.7 Better streets and surface transport

Policy 6.9 Cycling
Policy 6.10 Walking
Policy 6.11 Smoothing traffic flow and tackling congestion

7 London's living places and spaces

Policy 7.1 Lifetime neighbourhoods
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
Policy 7.9 Heritage-led regeneration
Policy 7.11 London View Management Framework
Policy 7.13 Safety, security and resilience to emergency
Policy 7.14 Improving air quality
Policy 7.15 Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes

8 Implementation, monitoring and review

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

Islington Core Strategy 2011

Policy CS7 (Bunhill and Clerkenwell)
Policy CS8 (Enhancing Islington's Character)
Policy CS9 (Protecting and Enhancing Islington's Built and Historic Environment)
Policy CS10 (Sustainable Design)
Policy CS11 (Waste)
Policy CS13 (Employment Spaces)
Policy CS18 (Delivery and Infrastructure)

Finsbury Local Plan June 2013

Policy BC3 Old Street
Policy BC 8 - Achieving a balanced mix of uses

Development Management Policies June 2013

DM2.1 Design
DM2.2 Inclusive Design
DM2.3 Heritage
DM2.4 Protected Views
DM2.5 Landmarks
DM5.1 New Business Floorspace
DM8.5 Vehicle Parking
DM8.6 Delivery and servicing for new developments
DM9.2 Planning obligations

Supplementary Planning Guidance (SPG) / Document (SPD)

The following SPGs and/or SPDs are relevant:

- Urban Design Guide
- Conservation Area Design Guidance
- Basement Development
- Planning Obligation