

Appendix 2
Site location plan

PLANNING DECISION NOTICE



ISLINGTON

HTA Design LLP - Sarah Eley
106-110 Kentish Town Road
London
NW1 9PX

Development Management Service
Planning and Development Division
Environment & Regeneration Department
PO Box 3333
222 Upper Street
LONDON N1 1YA

Case Officer: Stefan Sanctuary
T: 020 7527 2953
E: planning@islington.gov.uk

Issue Date: 29 June 2017
Application No: P2016/4634/FUL

(Please quote in all correspondence)

Dear Sir or Madam

TOWN AND COUNTRY PLANNING ACTS

BOROUGH COUNCIL'S DECISION: Approve with conditions and legal agreement

Notice is hereby given of the above stated decision of Islington Borough Council, the Local Planning Authority, in pursuance of its powers under the above mentioned Acts and Rules, Orders and Regulations made thereunder, relating to the application / development referred to below, at the location indicated, subject to the condition(s) listed and in accordance with the plans submitted, save insofar as may be otherwise required by the condition(s).

Location:	The Triangle Estate, Goswell Road/Compton Street/Cyrus Street &, 131-135[odd] Goswell Road, London, EC1
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Application Type:	Full Planning (Council's Own)		
Date of Application:	24 November 2016	Application Received:	24 November 2016
Application Valid:	24 November 2016	Application Target:	23 February 2017

DEVELOPMENT:

Demolition of six dwellings, the central podium, garages and one retail unit and the construction of 54 new dwellings (including 27 homes for social rent), provided as infill developments, an additional seventh floor on existing residential blocks and a new part 7/part 8 storey corner building with associated private amenity space, bicycle storage, a new landscaped courtyard garden and improvements to the public realm. The application also includes the provision of 146.8sqm of retail floorspace to replace the demolished unit.

PLAN NOS:

Drawing Numbers: 001 (Site Location Plan); Existing Plans 002; 003; 004; 005; 006; 007; 008; 009; 010; 011; 012; Proposed Drawings 013 Rev D; 014 Rev E; 015 Rev C; 016 Rev D; 017 Rev D; 018 Rev D; 019 Rev D; 020 Rev C; 021 Rev D; 022 Rev C; 023 Rev C; 024 Rev D; 025 Rev D; 026 Rev C; 027 rev C; 028 Rev C; 029 Rev C; 030 Rev B; 031 Rev B; 032 Rev A; 033 Rev B; 034 Rev B; 035 Rev B; 036 Rev B; 037 Rev B; 038; 039; 040 Rev A; 041 Rev A; 042 Rev A; 043 Rev A; 044 Rev A; 045; 046; 047; 048; 049; 050; 051; 052; 053; 054; 055; 056; 057; 058; 100 Rev A; 101; 102; 103; Site Plan M&E Services Strategy Drawing Number M/E 100 Rev P4; E 901 Rev P1; E 900 Rev P2.

Air Quality Assessment dated November 2016;

Arboricultural Impact Assessment by Tamla Trees dated November 2016;
Archaeological Desk-Based Assessment by CGMS dated March 2017;
Below Ground Drainage Report Stage 2 by Ellis & Moore dated October 2016;
Code for Sustainable Homes Pre-Assessment Report dated October 2016;
Daylight & Sunlight Assessment by Malcolm Hollis revision 2;
Daylight Study by Baily Garner dated 6th October 2016;
Design & Access Statement dated November 2016;
Draft Green Performance Plan dated 31st January 2017
Energy Statement by Baily Garner dated 28th March 2017;
Extended Phase 1 Habitat Survey by D F Clark dated November 2016;
Environmental Noise Assessment by Bureau Veritas dated November 2016;
Planning Statement by HTA dated November 2016;
Statement of Community Involvement by HTA dated November 2016;
Structural Engineering Stage 2+ Report by Ellis & Moore;
Thermal Comfort Assessment by Baily Garner dated 17th November 2016;
Transport Statement by Lime Transport dated October 2016;
Travel Plan by Lime Transport dated September 2016;
Triangle Estate Residential Development Design Note dated 31st August 2016;

CONDITIONS:

- 1 3-YEAR PERMISSION: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).

- 2 APPROVED PLANS: The development hereby approved shall be carried out in accordance with the following approved plans:

Drawing Numbers: 001 (Site Location Plan); Existing Plans 002; 003; 004; 005; 006; 007; 008; 009; 010; 011; 012; Proposed Drawings 013 Rev D; 014 Rev E; 015 Rev C; 016 Rev D; 017 Rev D; 018 Rev D; 019 Rev D; 020 Rev C; 021 Rev D; 022 Rev C; 023 Rev C; 024 Rev D; 025 Rev D; 026 Rev C; 027 rev C; 028 Rev C; 029 Rev C; 030 Rev B; 031 Rev B; 032 Rev A; 033 Rev B; 034 Rev B; 035 Rev B; 036 Rev B; 037 Rev B; 038; 039; 040 Rev B; 041 Rev B; 042 Rev B; 043 Rev B; 044 Rev B; 045; 046; 047; 048; 049; 050; 051; 052; 053; 054; 055; 056; 057; 058; 100 Rev A; 101; 102; 103; Site Plan M&E Services Strategy Drawing Number M/E 100 Rev P3.

Air Quality Assessment dated November 2016;
Arboricultural Impact Assessment by Tamla Trees dated November 2016;
Archaeological Desk-Based Assessment by CGMS dated March 2017;
Below Ground Drainage Report Stage 2 by Ellis & Moore dated October 2016;
Code for Sustainable Homes Pre-Assessment Report dated October 2016;
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Triangle Estate Residential Development Design Note dated 31st August 2016;

REASON: To comply with Section 70(1)(a) of the Town and Country Act 1990 as amended and the Reason for Grant and also for the avoidance of doubt and in the interest of proper planning.

- 3 MATERIALS AND SAMPLES: 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 of the relevant phase commencing on site. The details and samples shall include:
- a) Facing Brickwork(s); Sample panels of proposed brickwork to be used showing the colour, texture, pointing and perforated brickwork including the glazed brick and boundary walls shall be provided;
 - b) Window (Schuco triple glazed) details and balconies / balustrades;
 - c) Roof cladding;
 - d) Portland stone cladding;
 - e) Terracotta cladding;
 - f) GRC frame;
 - g) Doors and access points;
 - h) Concrete / stone string course;
 - i) Canopies;
 - j) Green procurement plan; and
 - k) Any other materials to be used.

The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

REASON: In the interest of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard.

- 4 CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN: A Construction Environmental Management Plan assessing the environmental impacts (including (but not limited to) highways impacts, noise, air quality including dust, smoke and odour, 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. 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.

REASON: In the interests of residential amenity, highway safety and the free flow of traffic on streets, and to mitigate the impacts of the development.

- 5 OBSCURE GLAZING & PRIVACY SCREENS: Notwithstanding the plans hereby approved, further details of obscured glazing and privacy screens to prevent overlooking within the estate shall be submitted and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.

The obscure glazing and privacy screens shall be installed prior to the occupation of the relevant units and retained as such permanently thereafter.

REASON: In the interest of preventing undue overlooking between habitable rooms within the development itself, to protect the future amenity and privacy of residents.

- 6 PILING METHOD STATEMENT: No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and methodology by which such piling will be carried out, including measures to minimise potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water.

Any piling must be undertaken in accordance with the terms of the approved piling method statement.

REASON: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure.

- 7 ACCESSIBLE HOUSING: Notwithstanding the Design and Access Statement and plans hereby approved, 50 of the new residential units shall be constructed to meet the requirements of Category 2 of the National Standard for Housing Design as set out in the Approved Document M 2015 'Accessible and adaptable dwellings' M4 (2) and 4 units shall be constructed to meet the requirements of Category 3 of the National Standard for Housing Design as set out in the Approved Document M 2015 'Wheelchair user dwellings' M4 (3).

A total of 1 x 1-bed, 1 x 2-bed and 2 x 3-bed, units shall be provided to Category 3 standards.

The development shall be constructed strictly in accordance with the details so approved.

REASON - To secure the provision of visitable and adaptable homes appropriate to meet diverse and changing needs.

- 8 SOLAR PHOTOVOLTAIC PANELS: Prior to the commencement of the development hereby approved, details of the proposed Solar Photovoltaic Panels on existing buildings at the site shall be submitted to and approved in writing by the Local Planning Authority. These details shall include but not be limited to:

- Location;
- Output of panels
- Area of panels; and
- Design (including elevation plans).

The solar photovoltaic panels as approved shall be installed prior to the first occupation of the development and retained as such permanently thereafter.

REASON: In the interest of addressing climate change and to secure sustainable development.

- 9 WATER USE: The development shall be designed to achieve a water use target of no more than 95 litres per person per day, including by incorporating water efficient fixtures and fittings.

REASON: To ensure the sustainable use of water.

- 10 GREEN / BROWN BIODIVERSITY ROOF: Prior to any superstructure work commencing on the development details of the biodiversity (green/brown) roofs shall be submitted to and approved in writing by the Local Planning Authority.

The green/brown roof shall:

- a) Be biodiversity based with extensive substrate base (depth 80 -150mm);
- b) Contribute towards a 50% reduction in surface water run-off ; and
- c) Be planted/seeded with a mix of species within the first planting season following the practical completion of the building works (the seed mix shall be focused on wildflower planting, and shall contain no more than a maximum of 25% sedum).

The biodiversity (green/brown) roofs should be maximised across the site and shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

The biodiversity roof(s) shall be carried out strictly in accordance with the details as approved, shall be laid out within 3 months of next available appropriate planting season after the construction of the building it is located on and shall be maintained as such thereafter.

REASON: To ensure the development provides the maximum possible provision towards creation of habitats, valuable areas for biodiversity and minimise run-off.

- 11 DRAINAGE & SUDS: No development shall take place unless and until a detailed Sustainable Urban Drainage System (SUDS) scheme inclusive of detailed implementation and a maintenance and management plan of the SUDS scheme has been submitted to and approved in writing by the Local Planning Authority. Those details shall include:
- I. a timetable for its implementation, and
 - II. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

No building(s) hereby approved shall be occupied unless and until the approved sustainable drainage scheme for the site has been installed/completed strictly in accordance with the approved details. The submitted details shall include the scheme's peak runoff rate and storage volume and demonstrate how the scheme will aim to achieve a 50% water run off rate reduction.

The scheme shall thereafter be managed and maintained in accordance with the approved details.

REASON: To ensure that sustainable management of water and minimise the potential for surface level flooding.

- 12 ENERGY STRATEGY: The energy efficiency measures as outlined within the approved Energy Strategy (by Baily Garner dated 28th March 2017) which shall provide for no less than a 44.9% on-site total CO₂ reduction in comparison with total emissions from a building which complies with Building Regulations 2013 shall be installed and operational prior to the first occupation of the development.

Should there be any change to the energy efficiency measures within the approved Energy Strategy, the following should be submitted and approved:

A revised Energy Strategy, which shall provide for no less than a 40% onsite total CO₂ reduction in comparison with total emissions from a building which complies with Building Regulations 2013.

The final agreed scheme shall be installed and in operation prior to the first occupation of the relevant phase.

The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

REASON: In the interest of addressing climate change and to secure sustainable development.

- 13 LANDSCAPING: Notwithstanding the submitted detail and the development hereby approved a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following details:

- a) existing and proposed underground services and their relationship to both hard and soft landscaping;
- b) proposed trees: their location, species, size and section showing rooting area;
- c) soft plantings: including grass and turf areas, shrub and herbaceous areas;
- d) topographical survey: including earthworks, ground finishes, top soiling with both conserved and imported topsoil(s), levels, drainage and fall in drain types;
- e) enclosures and boundary treatment: including types, dimensions and treatments of walls, fences, screen walls, barriers, rails, retaining walls and hedges;
- f) hard landscaping: including ground surfaces, kerbs, edges, ridge and flexible pavings, unit paving, furniture, steps and if applicable synthetic surfaces;
- g) inclusive design principles adopted in the landscaped features;
- h) phasing of landscaping and planting;
- i) details of the green walls facing Compton Park;
- j) all playspace equipment and structures; and
- k) any other landscaping feature(s) forming part of the scheme.

All landscaping in accordance with the approved scheme shall be completed / planted during the first planting season following practical completion of the relevant phase of the development hereby approved in accordance with the approved planting phase. The landscaping and tree planting shall have a two year maintenance / watering provision following planting and any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of completion of the development shall be replaced with the same species or an approved alternative to the satisfaction of the Local Planning Authority within the next planting season.

The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

REASON: In the interest of biodiversity, sustainability, playspace and to ensure that a satisfactory standard of visual amenity is provided and maintained.

- 14 ARBORICULTURAL METHOD STATEMENT: Notwithstanding the plans hereby approved, no site clearance, preparatory work or development shall take place until an updated scheme for the protection of the retained trees (the tree protection plan, TPP) and the appropriate working methods (the arboricultural method statement, AMS) in accordance with Clause 7 of British Standard BS 5837 2012 -Trees in Relation to Demolition, Design and Construction has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Specific issues to be dealt with in the TPP and AMS:

- a. Location and installation of services/ utilities/ drainage
- b. Methods of demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees
- c. Details of construction within the RPA or that may impact on the retained trees
- d. Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.
- e. The pavement is not to be obstructed during demolition or construction and the RPA of retained trees not to be used for storage, welfare units or the mixing of materials.
- f. The location of a cross over or method of delivery for materials onto site
- g. The method of protection for the retained trees

REASON: In the interest of biodiversity, sustainability, and to ensure that a satisfactory standard of visual amenity is provided and maintained.

- 15 SITE SUPERVISION: No works or development shall take place until a scheme of supervision and monitoring for the arboricultural protection measures in accordance with para. 6.3 of British Standard BS5837: 2012 - Trees in Relation to design, demolition and construction - recommendations has been approved in writing by the local planning authority.

The scheme of supervision shall be carried out as approved and will be administered by a qualified arboriculturist instructed by the applicant. This scheme will be appropriate to the scale and duration of the works and will include details of:

- a. Induction and personnel awareness of arboricultural matters;
- b. Identification of individual responsibilities and key personnel;
- c. Statement of delegated powers;
- d. Timing and methods of site visiting and record keeping, including updates
- e. Procedures for dealing with variations and incidents.

This tree condition may only be fully discharged on completion of the development subject to satisfactory written evidence of contemporaneous monitoring and compliance by the pre-appointed tree specialist during construction.

REASON: In the interest of biodiversity, sustainability, and to ensure that a satisfactory standard of visual amenity is provided and maintained.

- 16 **SOUND INSULATION:** A scheme for sound insulation and noise control measures shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The sound insulation and noise control measures shall achieve the following internal noise targets on proposed and existing units to be affected by the development (in line with BS 8233:2014):

- Bedrooms (23.00-07.00 hrs) 30 dB LAeq,8 hour and 45 dB Lmax (fast)
- Living Rooms (07.00-23.00 hrs) 35 dB LAeq, 16 hour
- Dining rooms (07.00 -23.00 hrs) 40 dB LAeq, 16 hour

The sound insulation and noise control measures shall be carried out strictly in accordance with the details so approved, shall be implemented prior to the first occupation of the development hereby approved, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.

REASON: To ensure that an appropriate standard of residential accommodation is provided.

- 17 **NOISE OF FIXED PLANT:** The design and installation of new items of fixed plant shall be such that when operating the cumulative noise level LAeq Tr arising from the proposed plant, measured or predicted at 1m from the façade of the nearest noise sensitive premises, shall be a rating level of at least 5dB(A) below the background noise level LAF90 Tbg. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 2014.

REASON: To ensure that an appropriate standard of residential accommodation is provided.

- 18 **RETAIL UNIT:** Full details of the operation of the retail unit shall be submitted to and approved in writing by the Local Planning Authority prior to superstructure works commencing on site. The details include:

- Opening times;
- Inclusive design measures;
- Sound insulation between the proposed retail and residential use of the building;
- Cycle parking.

The cycle parking, sound insulation and noise control measures shall be carried out strictly in accordance with the details so approved, shall be implemented prior to the first occupation of the development hereby approved, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.

REASON: To ensure that an appropriate standard of residential accommodation is provided.

- 19 **AIR QUALITY:** Prior to the commencement of works on the development hereby permitted, a site report detailing steps to minimise the development's future occupiers' exposure to air pollution shall be submitted to and approved by the Local Planning Authority. The approved scheme is to be completed prior to occupation of the development and shall be permanently maintained thereafter.

REASON: To ensure an adequate air quality to residential occupiers.

- 20 **LIGHTING PLAN:** Full details of the lighting across the site shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development hereby approved.

The details shall include the location and full specification of: all lamps; light levels/spill lamps, floodlights, support structures, hours of operation and technical details on how impacts on bat foraging will be minimised. The lighting measures shall be carried out strictly in accordance with the details so approved, shall be installed prior to occupation of the development and shall be maintained as such thereafter.

REASON: To ensure that any resulting general or security lighting is appropriately located, designed do not adversely impact neighbouring residential amenity and are appropriate to the overall design of the buildings as well as protecting the biodiversity value of the site.

- 21 **NEST BOXES:** Details of bird and/or bat nesting boxes/bricks shall be submitted to and approved in writing by the Local Planning Authority prior to superstructure works commencing on site.

The nesting boxes/bricks shall be provided strictly in accordance with the details so approved, installed prior to the first occupation of the building to which they form part or the first use of the space in which they are contained and shall be maintained as such thereafter.

REASON: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity.

- 22 **NO PLUMBING OR PIPES:** Notwithstanding the plans hereby approved, no plumbing, down pipes, rainwater pipes or foul pipes other than those shown on the approved plans shall be located to the external elevations of buildings hereby approved without obtaining express planning consent unless submitted to and approved in writing by the local planning authority as part of discharging this condition.

REASON: The Local Planning Authority considers that such plumbing and pipes would potentially detract from the appearance of the building and undermine the current assessment of the application.

- 23 **REFUSE / RECYCLING:** The dedicated refuse / recycling enclosure(s) shown on the approved plans shall be provided prior to the first occupation of the development hereby approved and shall be maintained as such thereafter.

The refuse and recycling enclosures and waste shall be managed and carried out at all times in accordance with the details of the approved 'servicing and waste management plan'.

REASON: To secure the necessary physical waste enclosures to support the development and to ensure that responsible waste management practices are adhered to.

- 24 **CYCLE PARKING:** Details of the bicycle storage areas shown on the approved plans shall be submitted to and approved in writing by the Local Planning Authority. The approved bicycle stores shall be provided prior to the first occupation of the development hereby approved and shall be maintained as such thereafter.

REASON: To ensure adequate cycle parking is available and easily accessible on site, to promote sustainable modes of transport and to secure the high quality design of the structures proposed.

- 25 PERMITTED DEVELOPMENT RIGHTS: Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any amended/updated subsequent Order) no works under Schedule 2, Part 1 of the above Order shall be carried out to the dwellinghouses hereby approved without express planning permission.

REASON: To ensure that the Local Planning Authority has control over future extensions and alterations to the resulting dwellinghouses in view of the limited space within the site available for such changes and the impact such changes may have on residential amenity and the overall good design of the scheme.

- 26 ACCESS MANAGEMENT PLAN: An Access Management Plan detailing access arrangement across the estate, including details of controlled access points, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development.

The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

REASON: In the interests of providing a high level of amenity and safe and secure living conditions for existing and future residents.

- 27 LOADING / UNLOADING: Deliveries, collections, unloading, loading of the commercial uses shall only be between the following hours:
- Monday to Saturday - 07:00 - 19:00
 - Sundays/Bank Holidays - not at all

REASON: To ensure that the development does not have an undue adverse impact on nearby residential amenity or business operations.

- 28 SHOPFRONT DETAILS: Typical elevations of the shopfronts hereby approved at scale 1:50 shall be submitted to and approved in writing by the Local Planning Authority prior to the relevant part of the works commencing.

The shopfronts shall be carried out strictly in accordance with the elevations so approved, shall be maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority.

REASON: To ensure that the resulting appearance and construction of the development is of a high standard.

- 29 LIFTS: All lifts hereby approved shall be installed and operational prior to the first occupation of the floorspace hereby approved.

REASON: To ensure that inclusive and accessible routes are provided throughout the floorspace at all floors and also accessible routes through the site are provided to ensure no one is excluded from full use and enjoyment of the site.

- 30 ARCHAEOLOGY: No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

- A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
- B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI

The written scheme of investigation will need to be prepared and implemented by a suitably professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

REASON: In the interest of archaeology and the protection of archaeological and heritage assets.

Your attention is drawn to any **INFORMATIVES** that may be listed below

- 1 You are advised that this permission has been granted subject to the completion of a director level agreement to secure agreed planning obligations.
- 2 **DEFINITION OF 'SUPERSTRUCTURE' AND 'PRACTICAL COMPLETION'**
A number of conditions attached to this permission have the time restrictions 'prior to superstructure works commencing on site' and/or 'following practical completion'. The council considers the definition of 'superstructure' as having its normal or dictionary meaning, which is: the part of a building above its foundations. The council considers the definition of 'practical completion' to be: when the work reaches a state of readiness for use or occupation even though there may be outstanding works/matters to be carried out.
- 3 **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 Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with the Mayor of London's CIL Charging Schedule 2012. One of the development parties must now assume liability to pay CIL by submitting an Assumption of Liability Notice to the Council at cil@islington.gov.uk. The Council will then issue a Liability Notice setting out the amount of CIL that is payable.

Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed. The above forms can be found on the planning portal at:
www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

- 4 **CAR-FREE:** All new developments are car free in accordance with Policy CS10 of the Islington Core Strategy 2011. This means that no parking provision will be allowed on site and occupiers will have no ability to obtain car parking permits, except for parking needed to meet the needs of disabled people, or other exemption under the Council Parking Policy Statement.
- 5 **GROUND WATER:** A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer.

Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.

- 6 PUBLIC SEWERS: There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of a public sewer.

Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted for extensions to existing buildings. The applicant is advised to visit thameswater.co.uk/buildover.

- 7 WORKING IN A POSITIVE WAY: To assist applicants in a positive manner, the Local Planning Authority has produced policies and written guidance, all of which are available on the Council's website.

A pre-application advice service is also offered and encouraged.

The LPA and the applicant have worked positively and proactively in a collaborative manner through both the pre-application and the application stages to deliver an acceptable development in accordance with the requirements of the NPPF

The LPA delivered the decision in a timely manner in accordance with the requirements of the NPPF.

- 8 MATERIALS INFORMATIVE: In addition to compliance with condition 4 materials procured for the development should be selected to be sustainably sourced and otherwise minimise their environmental impact, including through maximisation of recycled content, use of local suppliers and by reference to the BRE's Green Guide Specification.

- 9 CONSTRUCTION MANAGEMENT: You are advised that condition 4 covers transport and environmental health issues and should include the following information:

1. identification of construction vehicle routes;
2. how construction related traffic would turn into and exit the site;
3. details of banksmen to be used during construction works;
4. the method of demolition and removal of material from the site;
5. the parking of vehicles of site operatives and visitors;
6. loading and unloading of plant and materials;
7. storage of plant and materials used in constructing the development;
8. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
9. wheel washing facilities;
10. measures to control the emission of dust and dirt during construction;
11. a scheme for recycling/disposing of waste resulting from demolition and construction works;
- 12 noise;
- 12 air quality including dust, smoke and odour;
- 13 vibration; and
- 14 TV reception.

Certified that this document contains a true record of a decision of the Council

Yours faithfully

A handwritten signature in black ink that reads "Karen Sullivan". The signature is written in a cursive style with a horizontal line underneath.

**KAREN SULLIVAN
SERVICE DIRECTOR - PLANNING AND DEVELOPMENT
AND PROPER OFFICER**

SUBSEQUENT REQUIREMENTS FOLLOWING THE GRANT OF PERMISSION

1. 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.

T: 020 7527 5999

E: building.control@islington.gov.uk

2. Street Naming and Numbering

If the development results in changes to any postal address or addresses on the site you should contact the Street Naming and Numbering section. Failure to do so can result in delays to conveyancing, the connection of services or the initiation of postal deliveries.

T: 020 7527 2245 / 2611

E: addressmanagement@islington.gov.uk

3. Environmental Health, Trading Standards and Licensing

You may need to comply with various Acts and therefore you should contact Commercial and/or Residential Environmental Health and/or Trading Standards and/or Licensing. The Licensing Team deal with premises that sell alcohol, provide entertainment, late night refreshment, gambling and special treatments such as beauty therapies, tattoos and saunas.

T: 020 7527 3186 (Commercial/Residential/Trading Standards)

T: 020 7527 3031 (Licensing)

E: Street.Trading@islington.gov.uk

Licensing@islington.gov.uk

Residential.Envh@islington.gov.uk

Commercial.Envh@islington.gov.uk

4. Inclusive Design and Access for Disabled People

The London Plan, Islington's Core Strategy and relevant Supplementary Planning Documents and Part M of the Building Regulations require the creation/maintenance of an Inclusive Environment. If you require any further information or advice on the application of the principles of Inclusive Design contact the Inclusive Design officers. Other applicable standards and design guidance are set out in:

§ Inclusive Mobility – www.dft.gov.uk/publications/inclusive-mobility

§ Approved Document M – Access to and use of buildings

§ Islington's Accessible Housing SPD –

[http://www.islington.gov.uk/publicrecords/library/Environmental-protection/Publicity/Public-consultation/2011-2012/\(2012-03-03\)-Accessible-Housing-SPD-Adopted-March-09.pdf](http://www.islington.gov.uk/publicrecords/library/Environmental-protection/Publicity/Public-consultation/2011-2012/(2012-03-03)-Accessible-Housing-SPD-Adopted-March-09.pdf)

§ Islington's Inclusive Landscape Design SPD -

[http://www.islington.gov.uk/publicrecords/library/Environmental-protection/Quality-and-performance/Reporting/2011-2012/\(2012-03-03\)-Inclusive-Landscape-Design-SPD-January-2010.pdf](http://www.islington.gov.uk/publicrecords/library/Environmental-protection/Quality-and-performance/Reporting/2011-2012/(2012-03-03)-Inclusive-Landscape-Design-SPD-January-2010.pdf)

§ BS8300:2009 – Design of buildings and their approaches to meet the needs of disabled people.

Regardless of any Planning or Building Regulations approval your client and or future occupant may have duties under the Equalities Act 2010 (which supersedes the Disability Discrimination Act). Those duties include to take all reasonable steps to ensure that disabled person experiences no less favourable treatment, which will involve the elimination of obstructive physical features.

T: 020 7527 2394

E: planning@islington.gov.uk

5. Highways

In order to comply with the provisions of the Highways Act, and/or other Highways matters, you should contact Highways Services. Hoardings, scaffolding, skips, overhanging structures, anything on the public highway (tables and chairs for example) are regulated by the Streetworks Team.

T: 020 7527 2000

E: streetworks@islington.gov.uk

6. Parking Suspensions

In order to secure parking bays for the sole use of contractors on site, you should contact Parking and CCTV Services.

T: 020 7527 1377/6262/6129

E: parkingsuspensions@islington.gov.uk

7. Trees

Any trees which are the subject of a Tree Preservation Order or within a conservation area may not be lopped, felled, uprooted or wilfully damaged without permission. Should you wish to undertake any such works contact the Tree Service.

T: 020 7527 2417/2150

E: treeservice@islington.gov.uk

8. Storage and Collection of Refuse

In order to ensure the intended approach/strategy to refuse, recycling, waste removal is acceptable, you should contact Street Environment Services.

T: 020 7527 2000

E: contact@islington.gov.uk

9. 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:

§ 08:00 to 18:00 Monday to Friday

§ 08:00 to 13:00 Saturday

§ No work on Sundays and Public Holidays

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.

T: 020 7527 7272

E: pollution@islington.gov.uk

10. Fire Precautions

If you require continued maintenance of fire precautions in existing buildings where no building work is planned contact the London Fire Brigade.

T: 020 8555 1200 (ext: 59163)

A: Eastern Command, Fire Safety Department

Units 5-6 City Forum

City Road,

LONDON EC1V 2FB

11. Petrol Storage

To ensure compliance with the Petroleum (Consolidation) Act and for advice on the storage of petroleum spirit or petroleum mixture, you should contact the London Fire and Civil Defence Authority.

T: 020 8555 1200 (ext: 59163)

A: Eastern Command, Fire Safety Department

Units 5-6 City Forum

City Road,

LONDON EC1V 2FB

APPLICANT'S RIGHTS FOLLOWING THE GRANT OR REFUSAL OF PERMISSION

1. Appeals to the Secretary of State

Should you (an applicant/agent) feel aggrieved by the decision of the council to either refuse permission or to grant permission subject to conditions, you can appeal to the Secretary of State for the Department of Communities and Local Government – Section 78 of the Town and Country Planning Act 1990 / Sections 20 and 21 of the Planning (Listed Building and Conservation Areas) Act 1990. Any such appeal must be made within the relevant timescale for the application types noted below, beginning from the date of the decision notice (unless an extended period has been agreed in writing with the council):

- § **Six months:** Full (excluding Householder and Minor Commercial applications), listed building, conservation area consent, Section 73 'variation/removal', Section 73 'minor-material amendment', extension of time, and prior approval applications.
- § **12 weeks:** Householder planning, Householder prior approval and Minor Commercial applications.
- § **8 weeks:** Advertisement consent applications.
- § **No timescale:** Certificate of lawful development (existing/proposed) applications.

Where an enforcement notice has been issued the appeal period may be significantly reduced, subject to the following criteria:

- § The development proposed by your application is the same or substantially the same as development that is currently the subject of an enforcement notice: **28 days of the date of the application decision.**
- § An enforcement notice is served **after the decision on your application** relating to the same or substantially the same land and development as in your application and if you want to appeal against the council's decision you are advised to appeal against the Enforcement Notice and to do so before the Effective Date stated on the Enforcement Notice..

Appeals must be made using the prescribed form(s) of The Planning Inspectorate (PINS) obtained from www.planning-inspectorate.gov.uk or by contacting 03034445000. A copy of any appeal should be sent both to PINS and the council (attn: Planning Appeals Officer).

The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are exceptional/special circumstances. The Secretary of State can refuse to consider an appeal if the council could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements and provisions of the Development Order and to any direction given under the Order. In practice, it is uncommon for the Secretary of State to refuse to consider appeals solely because the council based its decision on a 'direction given by the Secretary of State'.

2. Subsequent Application Fees

No planning fee would be payable should a revised application be submitted within 12 months of the decision. This 'fee waiver' is permitted only where the new application meets the following criteria:

- § the applicant is the same as the applicant of the original application
- § site boundary is the same as the site boundary of the original application
- § the nature of development remains the same.

3. Purchase Notices

Should either the council or the Secretary of State refuse permission or to grant permission subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state nor through carrying out of any development which has been or could be permitted. In such a case, the owner may serve a purchase notice on the

council. This notice will require the council to purchase the owner's interest in the land in accordance with the provisions of Part IV of the Town and Country Planning Act 1990 and Section 32 of the Planning (Listed Buildings Conservation Areas) Act 1990.

4. Compensation

In certain circumstances compensation may be claimed from the council if permission is refused or granted subject to condition(s) by the Secretary of State on appeal or on reference to the Secretary of State. These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5. General Information

A planning permission does not constitute a listed building consent. Listed building consent is required before any works of development or alteration (internal or external) are undertaken to a building included on the Statutory List of Buildings of Architectural or Historic Interest.

A planning permission does not constitute a conservation area consent. Conservation area consent is required before any demolition works are undertaken to a building/structure within a designated conservation area – being the substantial demolition of a building/structure and/or demolition wall/fence fronting a public highway.

The grant of a permission does not relieve the applicant/developer of the necessity of complying with any local Acts, Regulations, Building By-laws, private legislation, and general statutory provisions in force in the area or modify or affect any personal or restrictive covenants, easements etc., applying to or affecting either the land to which the permission relates or any other land or the rights or any person(s) or authority(s) entitled to benefit thereof or holding an interest in the property.

A development for which permission is granted require new rights over other people's land such as: rights to receive light and air, rights of way, access, freeholder consent, party wall award. In such situations it is appropriate to seek professional advice – please be aware that as such matters relate are private law matters, the council cannot advise you. If planning permission is given in respect of land adjoining land belonging to the council or another public authority, you are advised to consult that authority in its capacity as landowner about your proposals. Examples of land belonging to the council include: Public Parks, Gardens, Housing Estates, Estate Roads and Public Buildings such as Council Offices, Libraries and Swimming Pools.

6. If you require further advice please visits our website at www.islington.gov.uk or contact the Planning Enquiries team on 020 7527 2000.