

PLANNING COMMITTEE REPORT

Development Management Service
 Planning and Development Division
 Environment and Regeneration
 Department



PLANNING SUB COMMITTEE B		ITEM NO: B5
Date:	12 th March 2019	NON-EXEMPT

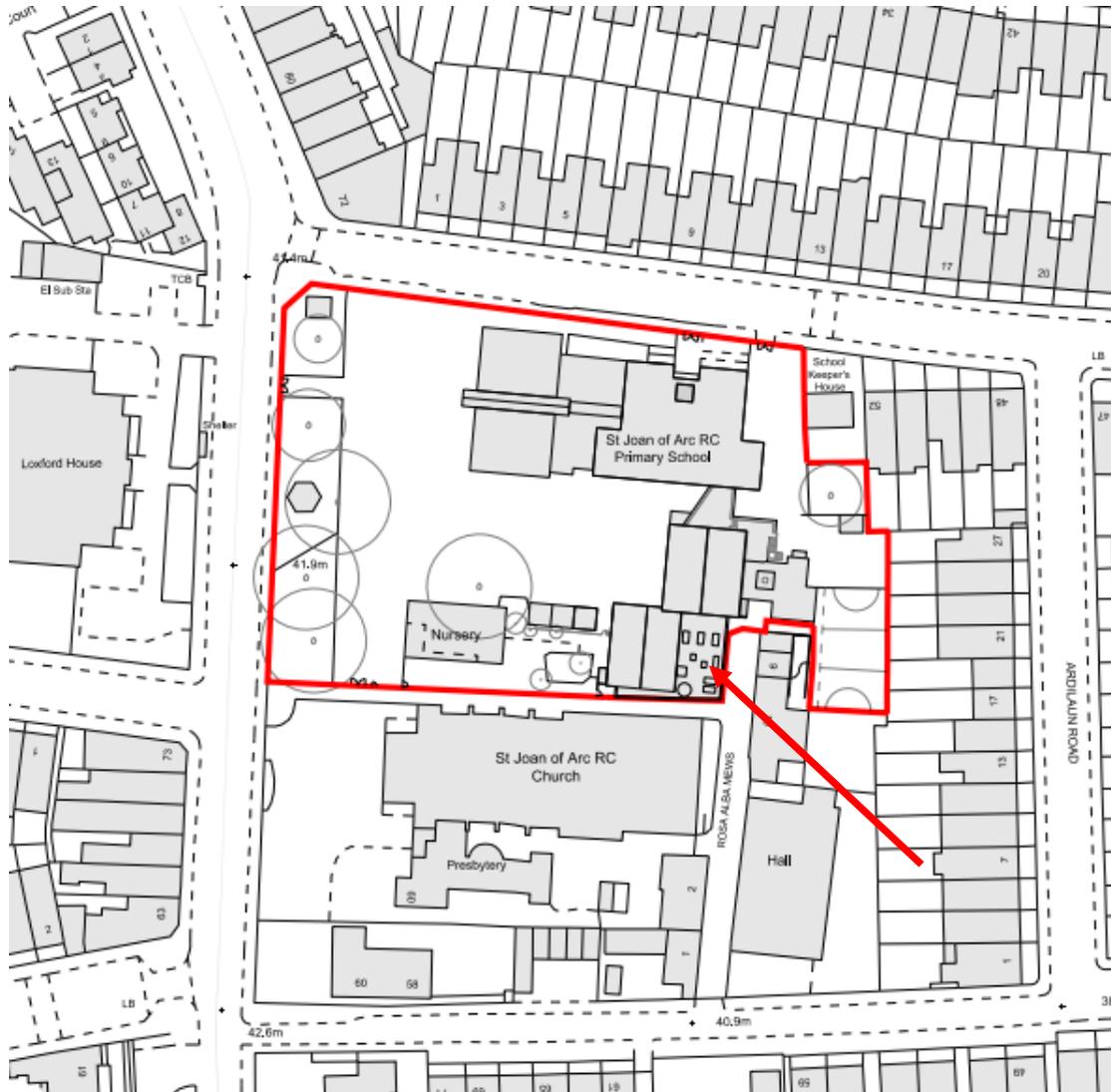
Application number	P2018/1231/FUL
Application type	Full Planning Permission
Ward	Highbury East
Listed building	No
Conservation area	Adjacent to Sotheby Road Conservation Area Adjacent to Highbury Fields Conservation Area
Development Plan Context	Adjacent to Sotheby Road Conservation Area Adjacent to Highbury Fields Conservation Area Article 4 Direction A1-A2 (Rest of Borough) Tree Preservation Order
Licensing Implications	None
Site Address	St Joan Of Arc Primary School, 54 Northolme Road, London N5 2UX
Proposal	Proposed single storey extension to the south east corner of the existing school building as an expansion of the existing after school facilities including a Reception Office, Library, Meeting Rooms, Teaching Kitchen and WCs and store rooms including new separate accessible entrance (following demolition of existing single storey building)

Case Officer	Daniel Jeffries
Applicant	St Joan Of Arc Primary School
Agent	Mr Matthew Swinhoe - ZRP Architects

1. RECOMMENDATION

- 1.1 The Committee is asked to resolve to **GRANT** planning permission subject to the conditions set out in Appendix 1

2. SITE PLAN (site outlined in black and arrow pointing at location of built extension)



3. PHOTOS OF SITE/STREET



Image 1: Aerial view of the site arrow pointing at location of built extension



Image 2: View of existing pedestrian access from the public highway Highbury Park



Image 3: View from playground of existing school hall of St Joan of Arc Primary School which would be internally refurbished



Image 4: View facing east towards residential properties along Rosa Alba Mews



Image 5: View facing north east showing tree to be removed and position of extension



Image 6: View from Kelross Road facing north showing access to Rosa Alba Mews

4. SUMMARY

- 4.1 The application relates to improved and enlarged facilities for St Joan of Arc Primary School for the existing before and after school club. The existing before and after school club office is located towards the south east corner of the site, and forms a single storey office building.
- 4.2 This application seeks planning permission for a single storey extension to replace the existing single storey office building and storage container.
- 4.3 The single storey extension would be a flat roofed building, with 10 no. rooflights above of various shapes and sizes. It would measure a maximum of 15m in depth (along the east boundary) and 18.8m in length (along the southern boundary) around the existing single storey hall. Due to the change in land levels the height of the proposal varies, with the height along the southern boundary measuring 3.2m along the west elevation, to 3.9m along the east elevation. The extension would be an 'L-shaped' building around the south and east elevations of the existing single storey pitched roof building, used as a hall. It would be located towards the southeast corner and along the southern boundary, and would extend within an area currently used for storage.
- 4.4 The application is presented to committee because objections have been received raising material planning issues.
- 4.5 In land use terms, the National Planning Policy Framework (NPPF) states that Local Planning Authorities should give great weight to the need to create, expand or alter schools and should take a positive approach to development that will widen the choice of education. The Council Development Management Policies (2013) policy DM4.12 encourages the expansion of social infrastructure to support the needs of communities, such as schools. Its location is considered convenient for communities it serves and would complement the existing uses and the character of the area, and avoid adverse impacts on the amenity of surrounding uses.
- 4.6 Whilst the proposal is not within a conservation area, the site is bounded by the Highbury Fields Conservation Area and Sotheby Road Conservation Area. It is therefore important that the proposal, which would be visible from both public and private views, preserves the visual appearance and historic character of these designated heritage assets. In this regard, the design of the proposal is considered to be of an acceptable scale and in keeping with the existing buildings within the application site and the residential properties along Rosa Alba Mews. The proposed fenestration pattern and materials are considered to be appropriate and in keeping with the visual appearance of style and detailing of the existing buildings. It would preserve the setting of the Conservations that it abuts.
- 4.7 Overall, the proposed development is not considered to have any material adverse impacts on adjoining residents' amenity levels in terms of noise disturbance, overlooking or loss of light. The proposal is also not considered

to result in any significant access, parking, or anti-social behaviour issues over and above the existing situation, and is also considered acceptable in respect of inclusive design and the impact on trees.

- 4.8 The proposal is considered acceptable subject to suitable conditions as set out in Appendix 2 and it is recommended that the application be approved.

5. SITE AND SURROUNDING

- 5.1 The application site is located within a residential area, between the public highways of Northolme Road to the north, and Highbury Park, to the west, with the adjacent St Joan of Arc Parish Catholic Church to the south. The access road of Rosa Alba Mews connects the south east corner of the site with the public highway of Kelross Road.
- 5.2 The site itself consists of the St Joan of Arc Primary School being a mixture of both single and two storey flat and pitched roofed buildings. The main entrance to the site, used by visitors, is via Northolme Road with further pedestrian entrances along the south and west boundaries. The existing buildings are positioned predominately towards the east and south of the site, apart from a school car park to the north east, and playing pitch to the south east.
- 5.3 The site is surrounded by a number of residential properties, including along Northolme Road, Rosa Alba Mews, Ardilaun Road to the east. Whilst the host buildings are not listed and the site itself is not within a conservation area, the site is adjacent to a number of conservation areas. This includes the Highbury Fields Conservation Area which is to the west of the site, and Sotheby Road Conservation Area, which is to the north and east of the site. In addition, there are several trees (16 no.) which are subject to a Tree Preservation Order, 1 no. located centrally, 3 no. located to the north east, and the remaining located to the west of the site.



Image 7: site plan showing trees subject to a Tree Preservation Order

6. PROPOSAL (IN DETAIL)

- 6.1 The application seeks planning permission for a single storey extension to the south east corner of the site. The proposal location is immediately adjacent to the eastern boundary shared with Rosa Alba Mews, and the southern boundary with the pedestrian access route between the site and the adjacent church. The existing single storey buildings within this area include a flat roofed before and after school club office and a storage building (to be demolished), as well as two pitched roofed buildings, to the north and west used as the main school halls.
- 6.2 The single storey extension would be a flat roofed building, with rooflights above. It would measure a maximum of 15m in depth (along the east boundary) and 18.8m in length (along the southern boundary) around the existing single storey hall. Due to the change in land levels the height of the proposal along the southern boundary would vary from 3.2m from the west elevation, to 3.9m along the east elevation.
- 6.3 The application seeks to expand the existing “before and after” school club facilities. This will include a new entrance from the southern boundary, off the existing pedestrian access between Highbury Park and Rosa Alba Mews. a library/education suite, office and meeting rooms, a kitchen, and additional WCs. The entrance and reception areas would be used independently from the main school by users of the “before and after” school club. The inclusion of the kitchen would be as a teaching space and would be used by the pupils at the school, and by the after school club and community groups. The applicant has confirmed that the kitchen will principally be used during the school day for curriculum use and for small-scale catering needs of Breakfast and Afterschool Clubs.
- 6.4 The submitted Design and Access Statement confirms that on a ‘normal school day’, the buildings operate between the hours of 6:30am and 6:30pm during term times and are also open and used beyond this on evenings, at sporadically at weekends and during holidays, primarily by pupils attending the school, as is normal for a state school. There are currently no prescribed hours of use attached to the school and no changes are sought. However, they have confirmed that the proposed hours of use of the facilities to be accessed from the new building and its entrance to be as follows:
- Weekdays 06:30 to 18:30 hours
 - Saturdays 09:00 to 17:00 hours
 - No use on Sundays or Public Holidays
- 6.5 The proposal seeks to increase the community outreach by providing multipurpose space that could be used by the wider community.
- 6.6 The original proposal was amended to alter the design and position of the entrance, away from Rosa Alba Mews, 6m away, including alterations

associated with accessibility. This was following a consultation period by the school with local residents. The submitted Design and Access Statement includes the findings of this consultation, and a draft Management Plan.

Other alterations

- 6.7 In addition to the above there would be a number of associated alterations, including the provision of cycle storage and the proposal would result in the loss of 1 no. tree within the footprint of the extension.

7. RELEVANT HISTORY:

PLANNING APPLICATIONS:

St Joan of Arc Primary School

Application Number	Development Description	Decision	Decision Date
820467	Retention for a further limited period of a single storey classroom building	Approve conditions with	7/07/1982
970118	Erection of 2.4m high heras type fencing to existing wall on Northolme Road and Highbury Park.	Refused on 16/05/1997 (Appeal Allowed with Conditions)	09/09/1997
981410	First floor extension to school.	Approve conditions with	09/12/1998
P090820	Alterations to form new classroom	Approve conditions with	28/08/2009
P092510	Formation of new pedestrian access onto Highbury Park	Approve conditions with	04/02/2010
P110753	Erection of a single storey infill extension to the front elevation along Northolme Road.	Approve conditions with	26/07/2011

St Joan of Arc Church

Application Number	Development Description	Decision	Decision Date
P100065	Formation of new pedestrian entrance on Highbury Park	Approve conditions with	5/03/2010
P2013/0871	To Erect new signage and install 3 no Cyprus conifers trees	Withdrawn	01/07/2013

ENFORCEMENT:

- 7.1 None

PRE-APPLICATION ADVICE

7.2 No pre-application request.

8. CONSULTATION

Public Consultation

8.1 Letters were sent to occupants of 101 no. adjoining and nearby properties at Ardilaun Road, Highbury New Park, Northolme Road, Rosa Alba Mews, and Kelross Road on 30th April 2018. Further consultation letters were sent on 1st November 2018. The public consultation of the application therefore expired on the 15th November 2018, however it is the Council's practice to continue to consider representations made up until the date of a decision.

8.2 At the time of writing this report 108 responses (in total), 5 no. objecting, as well as the Rosa Alba Mews Residents Association and 1 no. request/comments had been received from the public with regard to the application, with the remaining representations supporting the proposal. The responses received raised the following summarised concerns (with the paragraph that provides responses to each issue indicated in brackets):

Objection responses

- Position of new entrance (paragraph 11.37)
- Proposed hours of use resulting in noise and disruption of before and after school facilities (paragraphs 11.35 to 11.36)
- The potential for a change of use of the school (paragraph 11.12)
- Additional traffic and parking on Kelross Road (paragraph 11.51)
- Use of Rosa Alba Mews to access the site from cars and pedestrians and lack of a gate (paragraph 11.48)
- Loss of privacy to residential properties along Rosa Alba Mews (paragraph 11.31 to 11.32)
- Increase of anti-social behaviour (prostitution, smoking, drug taking, and rough sleeping, loitering) (paragraphs 11.55 to 11.58)
- Lack of disabled access (paragraphs 11.40 and 11.43)
- Noise and disruption during construction period (paragraph 11.38)
- Lack of swift/bat nesting boxes (paragraph 11.58)

Support responses

- Proposal would improve school facilities (paragraphs 10.2 to 10.15)
- Consider that the extension has been designed to be in keeping with the main school (paragraphs 10.16 to 10.34)

External Consultees

8.3 **Secured by Design Officer** raised no objections to the proposal, following amendments in relation to the change in design to the entrance. The recessed design to the entrance initially proposed has now been altered with the entrance door now flush with the main wall. This improves overall security.

Internal Consultees

- 8.4 **Design and Conservation Officer** commented that there are no objections to the proposal, and considers that the general design approach is acceptable. The recessed design to the entrance has been altered with the entrance now flush with the new wall.
- 8.5 **Tree Preservation Officer** commented that subject to the use of conditions relating to the construction access, tree planting, there are no objections.
- 8.6 **Accessibility Officer** raised concerns initially in relation to the proposal, in relation to the stepped entrance. However, following the submission of amended drawings for the proposed entrance, which includes an accessible ramp, they have confirmed that the proposal is acceptable.
- 8.7 **Pollution (Acoustic) Officer** raised no objections.
- 8.8 **Highways Officer** confirmed he has no comments.

9. RELEVANT STATUTORY DUTIES & DEVELOPMENT PLAN CONSIDERATIONS & POLICIES

- 9.1 Islington Council (Planning Sub-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 or adjacent to a conservation area(s), 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 Sub-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 and Development Management Policies 2013. The policies of the Development Plan that are considered relevant to this application are listed at Appendix 2 to this report.

9.9 Policies in the Draft London Plan are attributed some weight.

Designations

9.10 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:

- Adjacent to Highbury Fields Conservation Area
- Adjacent to Southeby Road Conservation Area
- 16 no. Tree Preservation Orders (TPO 167/1997)

Supplementary Planning Guidance (SPG) / Document (SPD)

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

10. ASSESSMENT

10.1 The main issues arising from this proposal relate to:

- Land Use
- Design (including impact on adjacent Conservation Areas)
- Inclusive Design
- Highways and Transportation
- Trees and Landscaping
- Anti-social behaviour
- Other matters

Land-use

10.2 The proposed single storey extension, which would involve alterations to the existing single storey building, would provide additional facilities to St Joan of Arc Primary School to enable the enlargement of the existing before and after school facilities, and would expand and enhance teaching facilities available to the wider primary school.

10.3 The National Planning Policy Framework (NPPF) states that Local Planning Authorities should give great weight to the need to create, expand or alter schools and should take a positive approach to development that will widen the choice of education. The DCLG Policy Statement (2012)- Planning for schools - mirrors this aim, stating that local authorities should give full and thorough consideration to the importance of enabling the development of state funded schools, including free schools.

10.4 Policy 3.18 of the London Plan 2016 supports the expansion of education facilities and the enhancement of facilities for educational purposes. The provision of additional school facilities and space is classified as provision of new social infrastructure which is supported by policy DM4.12 of the

Development Management Policies 2013. Development Management Policy DM4.12 is very supportive of new social and community infrastructure provision, which the proposed expanded school would represent. The school provides a valuable service in this locality, which the council would wish to support and encourage. Policy DM4.12C sets out criteria for new social infrastructure, which must:

- i. be located in areas convenient for the communities they serve and accessible by a range of sustainable transport modes, including walking, cycling and public transport;*
- ii. provide buildings that are inclusive, accessible, flexible and which provide design and space standards which meet the needs of intended occupants;*
- iii. be sited to maximise shared use of the facility, particularly for recreational and community uses; and*
- iv. complement existing uses and the character of the area, and avoid adverse impacts on the amenity of surrounding uses. As such, the proposal would result in improved facilities for the school.*

10.5 Paragraph 4.69 associated with policy DM4.12 states *'development/redevelopment of social and strategic infrastructure should be designed to meet the needs of their intended occupants, taking into account any appropriate regulations and national design and space standards'*

10.6 Meeting the needs of current and future pupils within the school grounds is evidently a key benefit of this proposal. This would be in accordance with the National Planning Policy Framework which states that the Government, *"attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement..."* The framework also states that Council's should give "great weight to the need to create, expand or alter schools". The London Plan is supportive of proposals which enhance education and skills provision, including the expansion of existing facilities.

10.7 The need for facilities is also highlighted in section 4 of the Islington Core Strategy which highlights the current accessibility to a range of additional services by Islington's schools including school's before and after hours services.

10.8 Therefore, in land use terms, it is considered that the expansion of the school at this location would offer a number of policy benefits specific to this proposal.

10.9 Notwithstanding the acceptability of the principle of providing improved facilities for the school, paragraph 97 of the National Planning Policy Framework states that 'existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or

b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or

c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use. existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

10.10 London Plan 2016 Policy 3.19 in relation to Sports facilities states 'Development proposals that increase or enhance the provision of sports and recreation facilities will be supported. Proposals that result in a net loss of sports and recreation facilities, including playing fields should be resisted'. The London Play and Informal Recreation SPG also states that 'Development proposals involving loss of play spaces without adequate justification or provision for replacement should be resisted' which is stated within Policy 3.16 of the London Plan.

10.11 Whilst it is acknowledged that there is no definition of playing fields in the London Plan 2016 or the National Planning Policy Framework, further clarification is provided by the Department for Education, who state school playing fields include:

- grass pitches and artificial surface pitches set out for the playing of sports
- hard surface games courts including multi-games courts, tennis courts, netball courts and hard paving marked out for games;
- **informal and social areas, including grassed areas, paved areas (including playgrounds) [emphasis added]** outdoor seating and teaching areas including rest and quiet areas;
- marginal areas, around the edges of playing fields for run-off and to allow for the cyclical realignment of pitches;
- habitat areas, set aside for the formal teaching of nature or informal curriculum purposes, including meadowland, wildlife habitats (including ponds), gardens, nature trails and outdoor science areas.
- local authority parkland or other open space that is used, or has been used in the last ten years, for the purposes of a maintained school.

10.12 In reference to the definition by the Department of Education, which includes playgrounds, paragraph 97 of the NPPF should be considered in the assessment of the proposal. However, the area to which the proposal would be located, based on a site visit, is not considered to fall within the above definition as an informal or social area such as a playground, and is currently used as an area for storage equipment.

10.13 “Before and After” school facilities are regarded as integral to the school operations and not ancillary use in addition to “school operations”. As noted above policy DM4.12C(iii) seeks to maximise shared use of school facilities, particularly for recreational and community uses. It is noted that the submitted Design and Access Statement that both parents and community groups would be able to benefit from the facilities, which would be compliant with this aspect of the policy.

10.14 It would only constitute a small section of the school building, including its function and operation and are associated with and would be used the school, they are considered to be ancillary functions. Therefore, no change of use would be required for this application.

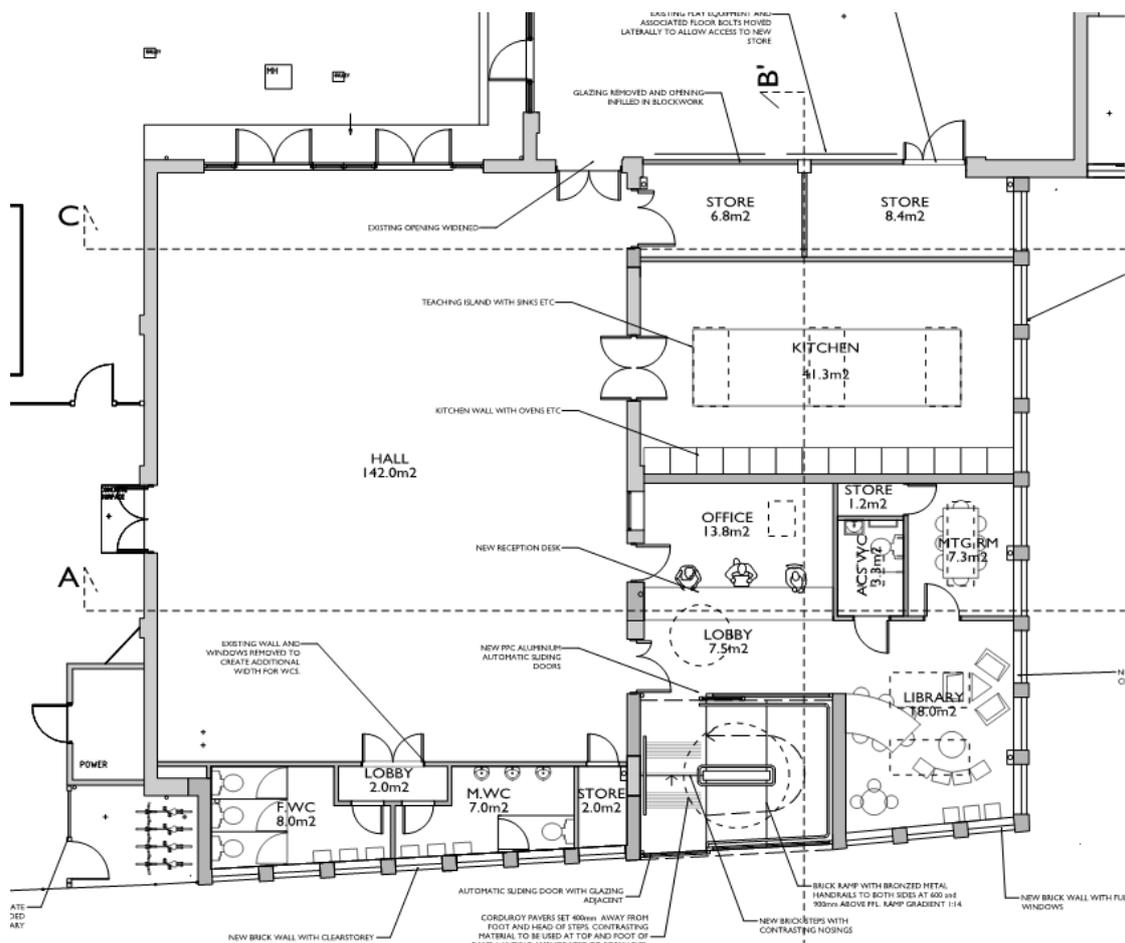


Image 8: Proposed layout of extension

10.15 Overall, given the policy objectives of providing expanded and improved facilities for educational purposes, the proposal is considered to be acceptable in land use terms and would enhance the teaching facilities at the school, as well as secure optimum use of the facilities via shared use of the facilities. It would comply with the strategic National Policies (NPPF) as well as those found within the Development Plan (London Plan, Islington Core Strategy, Development Management Policies).

Design and Conservation

- 10.16 The site is within close proximity of both the Highbury Fields and Sotheby Road Conservation Areas (see image 9), and as such the proposal is required to pay special regard to the statutory duty (s72(1)) for the preservation or enhancement of these heritage assets. Therefore, in terms of assessing the acceptability of the design of the proposal, it is important to consider the NPPF, Development Management Policies (2013) DM2.1 and DM2.3, Islington Core Strategy (2011) policy CS9, and the guidance found within the Urban Design Guide (UDG) 2017, and the associated Conservation Area Design Guidelines.
- 10.17 Core Strategy Policy CS9 states that ‘high quality architecture and urban design are key to enhancing and protecting Islington’s built environment, making it safer and more inclusive’.
- 10.18 Policy DM2.1 states ‘All forms of development are required to be of high quality, incorporate inclusive design principles and make a positive contribution to the local character and distinctiveness of an area, based upon an understanding and evaluation of its defining characteristics’.
- 10.19 In relation to heritage, Policy DM2.3 states ‘Islington’s historic environment is an irreplaceable resource and the council will ensure that the borough’s heritage assets are conserved and enhanced in a manner appropriate to their significance’.
- 10.20 The UDG provides guidance on how urban design principles should be applied to ensure that new development successfully contributes to making the borough a better place. It is applicable to all new developments, including alterations and extensions to existing buildings.
- 10.21 Whilst it is acknowledged that within UDG paragraphs 5.131 to 5.134 relate to residential extensions and alterations, it is considered that there are elements which are relevant in the assessment of this application and consistent with the above policy objectives. The guidance states that extensions ‘should take into account bulk, height, massing, materials and proportion and how they relate to adjacent heritage assets, uses, building alignment and general treatment of setting. Where the proposal is within a Conservation Area, applicants should have reference to the guidance within the applicable Conservation Area Statement’ and ‘the depth of extensions must also be carefully considered, having regard to both the impact on the amenity of neighbouring properties and the host building’.
- 10.22 In terms of the visual appearance the guidance advises that ‘there may be circumstances when extending a building in a way which is a continuation of the existing form, using matching materials and details, is important. In other cases, high quality contemporary contextual design, such as utilising contrasting high quality materials or a lightweight glazed form, may be more appropriate’.

10.23 Whilst the site is not within a designated Conservation Area, the Highbury Fields Conservation Area and Sotheby Road Conservation Design Guidelines state 'in considering applications for extensions, alterations and refurbishment, the Council will normally require the use of traditional materials'. The image below shows the site in relation to the conservation area boundaries.

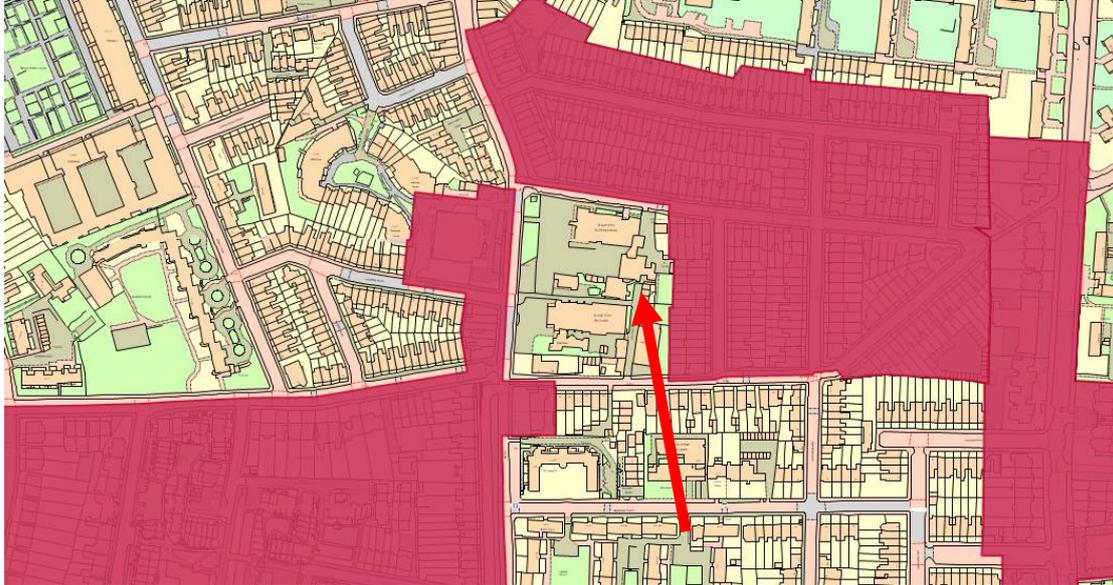
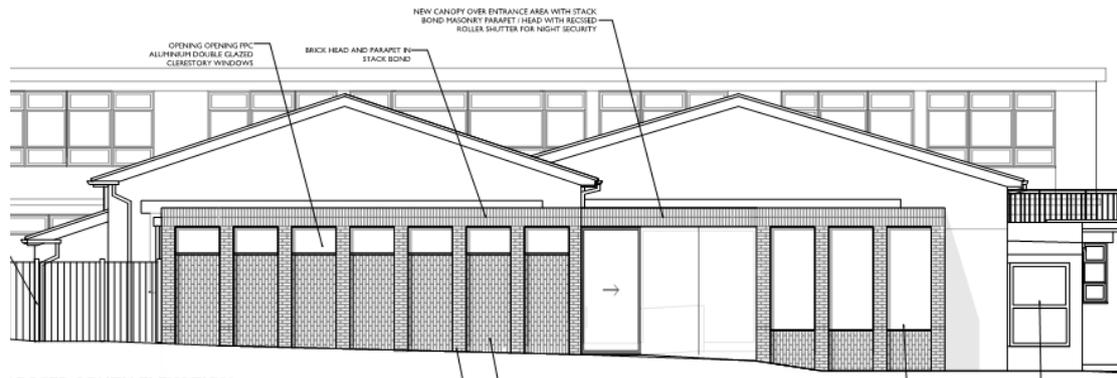


Image 9: Map showing relationship of application site (arrow) and the Highbury Fields Conservation Area (left) and Sotheby Road Conservation Area (right)

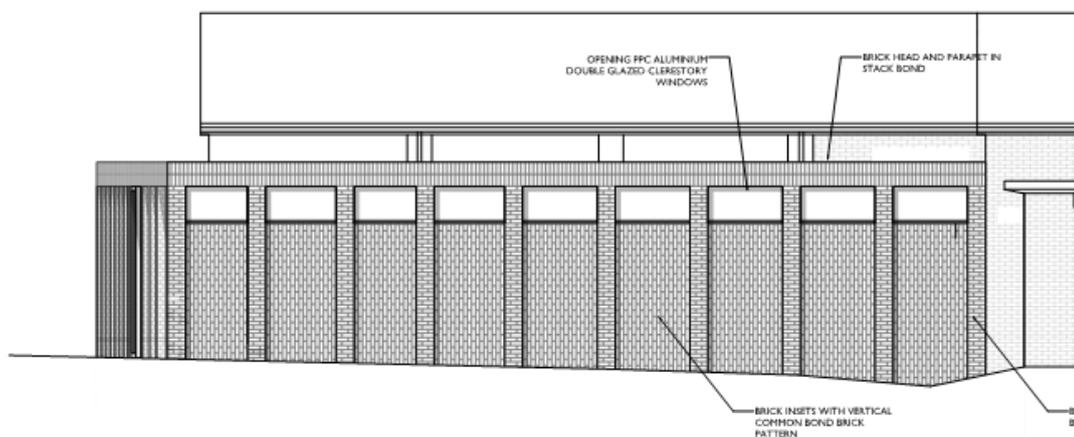
Height and massing

10.24 The main school building is a mixture of buildings of both single and two storeys in height. The proposal at a single storey is considered to be of a scale which would be subordinate and in keeping with the visual appearance of the host building and surrounding area, including the residential properties on Rosa Alba Mews. In terms of reaching this conclusion consideration has been given to the position of the proposed extension, which would be 'L-shaped' infilling an area between the side and rear elevations of the existing single storey buildings to the south east corner of the site, and between the side elevation and the fence along the southern boundary. The extension would have a flat roof, with the maximum height set down from the eaves of the retained buildings. As shown in images 10 and 11 below, the proposal would sit comfortably below the eaves of the pitched roof elements that form part of the existing school. Visually this would be absorbed or integrated into the main school building when viewed from surrounding streets.

10.25 It is therefore acceptable in scale, bulk and mass, appearing subordinate in context of the overall school height and scale.



Proposed South Elevation



Proposed East Elevation

Image 10 and 11: Proposed South and East Elevations

10.26 The extension would be set back 6m from the nearest residential properties being along Rosa Alba Mews. Whilst due to the gradient change the extension would measure 3.9m in height, it is considered given the restricted height of the proposal and relative position to the existing buildings on site, the distances are acceptable such that the scale proposed would remain subservient and would not appear at odds with the scale of buildings within the site or the surrounding area.

Detail design/materials

10.27 In terms of the general arrangement and fenestration patterns, the design is characterised by brick piers with brick insets, on both the south east and west elevations. The east elevation, facing towards Rosa Alba Mews and the nearest residential properties, and those on the south elevation are predominately characterised by high level windows on each of these insets. This is in recognition of the close relationship to maintain a sense of rhythm to the elevations whilst safeguarding privacy.

10.28 The remaining part of the south elevation includes 3 no. panels which would be fully glazed, being the entrance, as well as 3 no. full height windows in the insets. This is considered to provide an appropriate degree of surveillance of the pedestrian route that would deter any anti-social behaviour, rather than encourage it, which is supported by the Metropolitan Police Secured by Design Officer.

10.29 Notwithstanding the above, the proposed single ply membrane flat roof of the extension includes several rooflights of different sizes, being both rectangular and circular in shape. These would not be visible from ground level views and would secure appropriate internal lighting to the buildings with no harm to the visual appearance of the buildings.

Inclusive Design and Accessibility

10.30 Policy DM2.2 and the Inclusive Design SPD, seeks to ensure developments provide for ease of and versatility in use and deliver safe, legible and logical environments. In this regard the Design and Planning Statement confirms that the proposal would conform to the requirements of Part M of the Building Regulations and to DDA (Disability Discrimination Act) requirements, and in terms of the refurbishment of the existing building as much as is practical.

10.31 The Council's Inclusive Design Officer raised a number of issues with the original proposal in respect of accessibility and providing an inclusive environment for future users of the building, particularly in relation to the entrance. As such, the applicant provided amended drawings to ensure that the entrance steps and ramps were compliant with the Council's Inclusive Design SPD.

10.32 The Inclusive Design has confirmed that the information has addressed the concerns and confirmed that proposal would provide the school with an inclusive environment for future users.

10.33 It is therefore considered that the proposal would be acceptable in regard to the Council's objectives in relation to Inclusive Design.

Conclusion

10.34 Overall, the proposal is considered to be in keeping with the visual appearance of the main school building and is of appropriate siting, massing and detailed design and are not considered to detract from the character and appearance of the abutting Sotheby Road Conservation Area, to the proposal area, and the nearby Highbury Fields Conservation Area. The proposal would therefore accord with policies DM2.1 and DM2.3 of the Development Management Policies (2013) and Islington Core Strategy Policies CS8 and CS9, and the guidance found within the Urban Design Guide 2017 and the Sotheby Road and Highbury Fields Conservation Area Design Guidelines.

Amenity

10.35 Policy DM2.1(x) seeks to ensure developments 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.

10.36 In this instance, the proposal would be located to the south east corner of the site. As a result, the nearest residential properties to the proposal are to the east side of Rosa Alba Mews, being nos. 8-10. The separation distance between the side elevation of the proposal and the closest boundaries of these two properties is 6m.

10.37 Whilst it is acknowledged that this proposal is in close proximity to these properties, the applicant has provided a diagram using The Building Research Establishment's (BRE) report Site Layout Planning for Daylight and Sunlight 1991 to show that the proposal has no adverse effects in respect to loss of daylight or sunlight. The report by the BRE recommends that suitable daylight to habitable rooms is maintained where a 25° vertical angle taken from a point 2 metres above the floor of the fenestrated elevation is kept unobstructed. As can be seen within the Daylight and Sunlight diagram, the required zone is kept unobstructed by the proposals and therefore, the properties to Rosa Alba Mews are shown not to suffer unacceptable loss of daylight or sunlight.

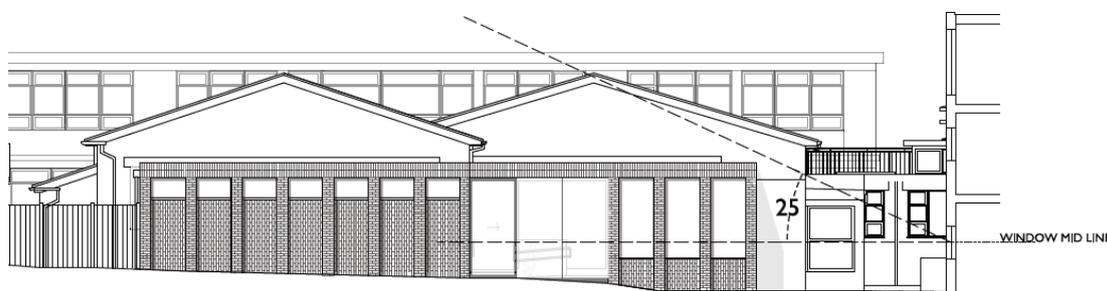


Image 12: Diagram showing the daylight angle between the proposed scheme and the nearest properties on Rosa Alba Mews.

10.38 In addition, a shading study has been provided showing the potential impact on daylight/sunlight on the nearest residential properties along Rosa Alba Mews at different times of the year (December, March, June and September). As shown in image 13 and 14, during June shows that there will be some overshadowing to the area of hardstanding to the east, along Rosa Alba Mews, and the nearest residential will be not be affected in terms of any significant loss of daylight/sunlight as a result of the development.

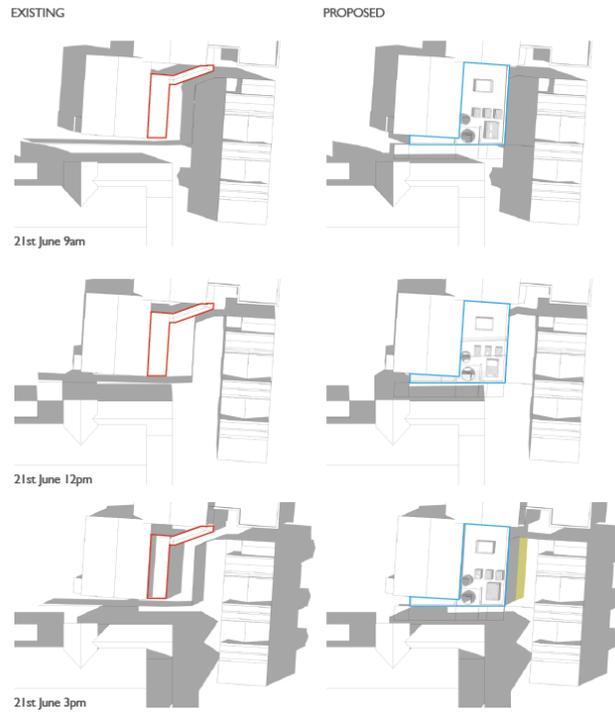


Image 13: Shading Study for June showing existing and proposed situation

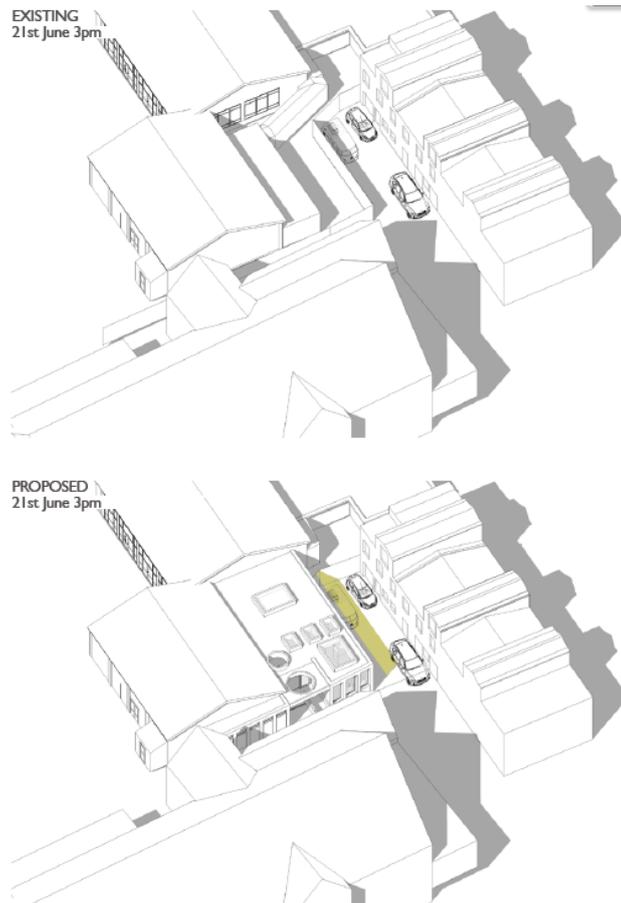


Image 14: 3D visuals showing existing and proposed situation in relation to potential loss of daylight/sunlight at 21st June at 3pm

10.39 The height, position and general scale of the proposal is not considered to result in any significant impact in terms of outlook, or sense of enclosure to these residential properties, given this separation distance.

10.40 In terms of the privacy impact to neighbouring properties, paragraph 2.14 of the Development Management Policies (2013) seeks to protect privacy for residential developments and existing residential properties, stating there should be a minimum distance of 18 metres between windows of habitable rooms. This does not apply across the public highway; overlooking across a public highway does not constitute an unacceptable loss of privacy.

10.41 The only windows on the east elevation facing the nearest residential properties are located at high level. This is considered to result in restricted views and is shown in the diagram below (see image 15). There is also a fence along this boundary at 2.4m in height. It is acknowledged that views maybe possible from the glazed entrance and full height window panels. However, these face south towards the adjacent church and would not result in any direct views to habitable windows of neighbouring properties.

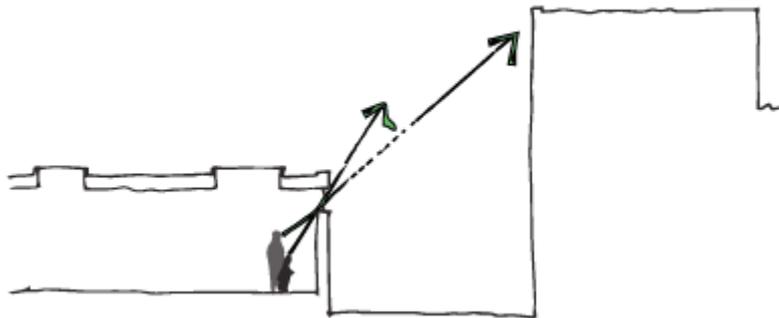


Image 15: Drawing showing relationship with proposed high level windows on the east elevation and properties along Rosa Alba Mews

10.42 In regards to noise, the Council's Pollution Officer has confirmed that he has no objections to the proposal. However, the Officer recommends the applicant follows the "Acoustics of Schools – a design guide" in addressing internal noise levels, which may well address noise transmission, which has been recommended as an informative.

10.43 However, given the proposal would result in improved and expanded facilities the proposal may result greater noise to the surrounding area, due to the potential increased comings and goings. As such and as part of the submitted Design and Access Statement, the application includes a Management Plan. It includes details of:

- matters including the management structure,
- the use and hours of operation,
- security at the site, and

- general deliveries.

10.44 The noise section of the management plan, confirms that to minimise any impact whilst on the school site, an internal waiting area is included within the proposals to ensure existing visitors no longer congregate externally to the building and site, and notices will be displayed on external doors asking customers to leave the premises in a quiet and orderly fashion to show respect to local neighbours, encouraging visitors to leave towards Highbury Park and not via Rosa Alba Mews. This would reduce any adverse impact on neighbours from comings and goings to the school by parents. A condition has been recommended to ensure that the use of the facilities is in accordance with the management plan.

10.45 The Management Plan outlines the hours of use of the before and after school club being:

- Weekdays (Monday to Friday) from 06:30 until 19:30 hours.
- Saturdays from 09:00 until 17:00 hours.

10.46 Also the applicant has confirmed that the proposed entrance would be used for a limited number of late events during a year, not exceeding 10 no. These will be existing school events such as PTA event nights, school plays, fetes etc. These hours are considered acceptable for a community use and ensures that the use is not operating late at night. A condition has been recommended for the hours of use to be restricted to those proposed, which are considered to be acceptable.

10.47 Concerns have been raised in relation to the position of the entrance door, in terms of noise and disruption. Whilst this was not amended to be located further away from Rosa Alba Mews, the removal of the recessed entrance as well as the details of the Management Plan should ensure that any noise would be largely contained within the building, and therefore wouldn't result in a significant disruption to neighbours over and above the existing situation. A balance must be struck between optimising community use and protecting amenity and that balance is considered to comfortably protect amenity in this recommendation.

10.48 Concerns have been raised in relation to noise and disruption during the construction period. Given that no details have been provided in relation to this matter, Officers have recommended a Construction and Environmental Management Plan to be submitted prior to commencement of the development. This condition would safeguard neighbours' amenity during construction.

10.49 Overall, the proposal would accord with policy DM2.1 and DM4.12 which requires development to safeguard the residential amenity to neighbouring properties.

Highways and Transportation

- 10.50 Whilst the main entrance to the site for visitors and the general public is from Northolme Road, the existing pedestrian access to the site for pupils is via the path which connects Highbury Park with Rosa Alba Mews. To enter the site at drop-off and pick-up times, pupils use an entrance gate along the southern boundary, positioned near to Highbury Park. The proposal would use this existing pedestrian access to the site from Highbury Park, albeit a new entrance to the site would be created along the southern boundary associated with the proposal positioned towards the south east corner.
- 10.51 Part B of Policy DM8.2 and associated Appendix 5 does state that all school developments should have a school travel plan. Whilst it is acknowledged that a School Travel Plan was not submitted to accompany the application, given the proposal would not result in the expansion of pupil numbers and would be a relatively small extension, it is not considered to be necessary in this instance.
- 10.52 Policy DM8.4 seeks to ensure minor developments creating new residential and/or commercial units, and extensions of 100sqm or greater, are required to provide cycle parking in accordance Appendix 6 of the Development Management Policies (2013). In this instance, whilst the proposed extension would be less than 100sqm the proposal has proposed storage 4 no. cycle spaces adjacent to the proposed extension, to the west. This provision is welcomed and a condition has been recommended to provide these spaces.
- 10.53 A number of concerns have been raised in relation to increased parking and traffic to the surrounding area, particularly to Kelross Road. However, it should be noted that the surrounding area, including Kelross Road, is already subject to a CPZ (Controlled Parking Zone) restricting parking between 0830 to 1830 hours on weekdays, 830 to 2030 hours on match days (Monday to Fridays) and 1200 to 1630 hours on Saturdays, Sundays and public holidays. Whilst it is acknowledged that the expansion of the before and after school facilities may result in increased activities (and trips to the school), on Saturdays, it should be noted that the school already runs this type of facility in this location, albeit from a different entrance, being located to the west of closer to Highbury Park.
- 10.54 However, it is considered that the likelihood is that this will only be as a result of drop-off and pick-up times for a small increase in users, with the vast majority using the existing pedestrian entrance along the southern boundary near to Highbury Park. As a result, the proposal should result in a more staggered set of trips in comparison to the existing situation, and these CPZ hours, whilst not identical, would correlate with the hours proposed for the before and after school facility which would reduce any potential significant impact on neighbours. It should also be noted that Policy DM8.5 seeks to promote car-free developments, particularly in highly accessible locations such as the school site.
- 10.55 Another issue raised by residents relates to the use and access from Rosa Alba Mews and the lack of any gates along the alleyway adjacent to the

southern boundary. Whilst it is acknowledged there are no gates proposed within this application, as the land adjacent to the school is not owned by the school itself, the applicant is not in control of the installation of a gate in this location or parking. In any event, the installation of a gate would not be supported as it would reduce permeability. It should be noted that the submitted Management Plan makes it clear that the school will discourage the use of Rosa Alba Mews.

10.56 Overall, the proposal is considered to have an acceptable impact on the local highway network and pedestrian safety and is compliant with the Council's transport policies.

Trees and Landscaping

10.57 Part B of Policy DM6.5 seeks to ensure developments minimise any impacts on trees, shrubs and other significant vegetation. Whilst it is acknowledged the site is not within a conservation area and that there are no protected trees (benefitting from Tree Protection Orders) affected by these proposals, the policy seeks to ensure that there would not be any loss of or damage to trees, or adverse effects on their growing conditions, and that their loss will only be permitted where there are over-riding planning benefits. This includes developments within proximity of existing trees which are required to provide protection from any damage during construction phases and from the development.

10.58 As a validation requirement, an Arboricultural Impact Assessment was submitted to assess the impact of the proposal on the existing trees. This included the impact as a result of the extension and the loss of 1 no. tree which would be within the footprint of the proposal.

10.59 This tree (T1) was assessed in accordance with Sections 4.4 and 4.5 of BS 5837:2012. Under this system trees are allocated a retention category based upon their quality and value in the existing context. These are:

- Category A – trees of high quality with long term future potential;
- Category B – trees of moderate quality with medium term future potential;
- Category C – trees of low quality with short term future potential;
- Category U – trees in such a condition that they cannot be realistically be retained as living trees for longer than 10 years.

10.60 The tree (T1) was classified as a Category C (low quality) tree, with the Tree Officer confirming the proposals would result in the removal of one low quality birch tree. He also notes that although there are several trees at this site protected by a Tree Preservation Order (TPO 167/1997) these are located at a significant distance from the development proposals and should not be impacted.

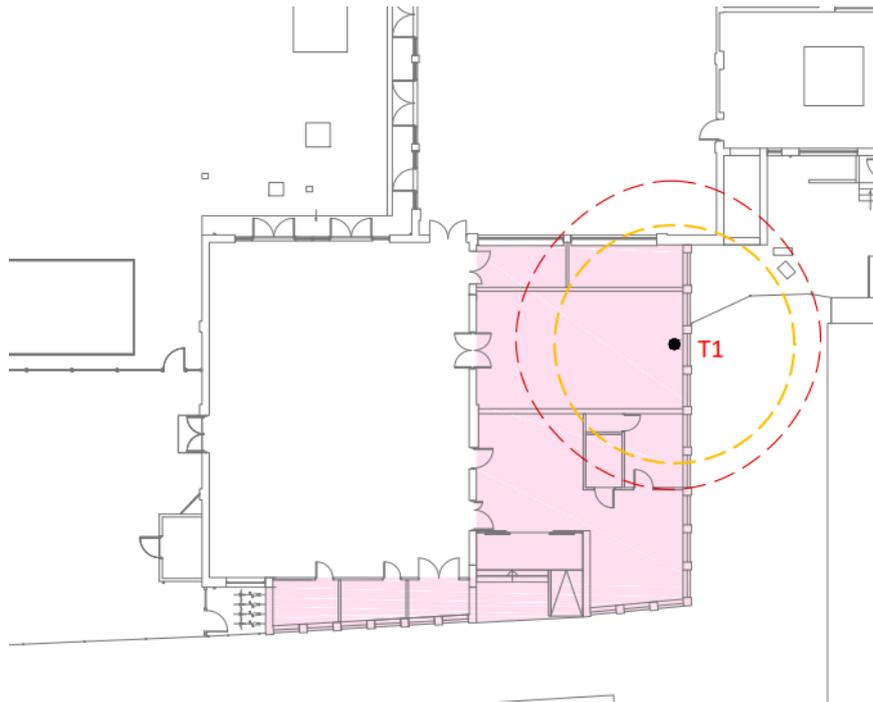


Image 11: Floor plan showing proposed extension and position of tree (T1) to be removed

10.61 Following the submission of original application additional information has been provided by the applicant which includes a proposed construction site access plan including the site compound area and tree replacement plan. Based on the submitted details which has considered the potential impacts to retained trees, the Tree Officer considers that the impacts should be minimal and therefore the requirement to produce a full Arboricultural Method Statement and Tree Protection Plan would be unnecessary. However, they have confirmed that they are also aware these plans can change once the site contractor has been appointed therefore would still recommend a tree protection condition requesting a confirmed site plan showing the construction access route, site compound area and the presence of nearby trees. Also the submitted Tree Replacement Plan which shows the planting methods and aftercare this is not sufficient to comply with the detail requested in the original recommended condition and therefore the tree replacement condition has been recommended with a number of amendments, which includes the tree species that may be suitable.

10.62 It is considered that subject to these recommended conditions, the proposal is considered that the loss of the existing tree as a result of the development would be adequately mitigated and the existing trees on site would be protected. It is therefore considered the proposal would have acceptable in regard to its impact on the trees and be compliant with policy DM6.5.

Anti-social behaviour

10.63 Concerns have been raised in neighbour consultation responses in relation to anti-social behaviour, in terms of the use of pedestrian access to the south and general area, including rough sleeping, prostitution, drug taking and

loitering. As a result of these concerns, the Secured by Design Officer was consulted on the proposal.

10.64 The Secured by Design Officer initially raised concerns in relation to the originally recessed entrance, but this was amended to be flush with the main (south) elevation (no recess proposed). He also confirmed that they have no objections to the proposal, and use of part of the school for extended hours, recommends a condition relating to the hours of use and suggests the use of sliding security rated doors (LPS1175 SR2) for the main reception.

10.65 Given these comments it is considered that the proposal would not give rise to any significant anti-social behaviour issues, over and above the existing situation, and is therefore considered acceptable in this regard.

Other matters

10.66 Concerns have been raised in relation to the lack of swift/bat nesting boxes. However, a condition has been recommended for their inclusion.

11. SUMMARY AND CONCLUSION

Summary

11.1 A summary of these proposals is set out within paragraphs 4.1 to 4.7 of this report.

Conclusion

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

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

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

List of Conditions:

1	Commencement
	3 YEAR CONSENT PERIOD: 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 list
	<p>DRAWING AND DOCUMENT NUMBERS: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>P_100/Rev.1.3, P_110/Rev.1.3, P_200/Rev.1.2, P_300/1.3, P_301/Rev.1.2, P_302/Rev.1.0, P_001/Rev.1.0, P_002/Rev.1.0, S_001/Rev.1.1, S_002/Rev.1.1, 1152-01, 1152-02, 1152-03, 1152-04, 1152-05, 1152-06, Design and Access Statement dated October 2018,</p> <p>REASON: To comply with Section 70(1) (a) of the Town and Country Act 1990 as amended and the Reason for Grant and also for the avoidance of doubt and in the interest of proper planning.</p>
3	Materials (Compliance)
	<p>CONDITION: The facing materials of the extension hereby approved shall match the existing building in terms of colour, texture, appearance and architectural detailing and shall be maintained as such thereafter into perpetuity.</p> <p>REASON: To ensure that the appearance of the building is acceptable.</p>
4	Bird/bat boxes (Compliance)
	<p>CONDITION: Prior to the commencement of the hereby approved development 3 no. bat and bird boxes shall be installed and retained thereafter.</p> <p>REASON: To provide suitable nesting locations in accordance with the Council's biodiversity objectives.</p>
5	Tree Protection Plan
	<p>CONDITION: Prior to the development commencing, a Construction Site Plan is required showing the proposed vehicle access into site as well as the site compound. This should be similar to the detail shown on the intended vehicle access plan (ref. ZRP055 P_011) and will be submitted and agreed in writing with the Local Planning Authority. A mature Sycamore tree (ref: T15 of TPO 167/1997) is located at the rear of the premises officer property close to the area where the site compound is proposed. For the duration of the demolition and construction work no access to this fenced off area is to be permitted for construction activity without the express written authority of the local planning authority. No materials, chemicals or noxious substances are to be stored or used within this area. No plant, machinery or digging vehicles are to be allowed within the area or under the canopy spread of the tree.</p> <p>If the proposed Construction Site Plan changes significantly then a detailed Arboricultural Method Statement and Tree Protection will need to be produced by the project arboriculturist in accordance with BS 5837 2012 –</p>

	<p>Trees in Relation to Demolition, Design and Construction.</p> <p>REASON: In the interest of biodiversity, sustainability, and to ensure that a satisfactory standard of visual amenity is provided and maintained.</p>
6	<p>Tree Replacement</p> <p>CONDITION: Prior to completion or first occupation of the development hereby approved, whichever is the sooner; full details of all proposed tree planting shall be submitted to and approved in writing by the Local Planning Authority. This will include planting and maintenance specifications, including cross-section drawings, use of guards or other protective measures and confirmation of location, species and sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times.</p> <p>Following recent communication with the project architect consideration should be given to the planting of a large canopied tree within existing soft surfaces at the site frontage of Highbury Park near the junction with Northolme Road, the following tree species may be suitable:</p> <p>Tulip tree (<i>Liriodendron tulipifera</i>)</p> <p>Sweet gum (<i>Liquidambar styraciflua</i>)</p> <p>False acacia Frisia (<i>Robinia pseudoacaccia Frisia</i>)</p> <p>Nettle tree (<i>Celtis australis</i>)</p> <p>Any trees that are found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of similar size and species in the first suitable planting season.</p> <p>REASON: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990 to safeguard and enhance the amenity of the area, to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality</p>
7	<p>CEMP</p> <p>CONDITION: Notwithstanding the details submitted with the application, a Construction and Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The Method of Construction Statement shall include details and arrangements regarding:</p> <ul style="list-style-type: none"> a) The notification of neighbours with regard to specific works; b) Advance notification of any access way, pavement, or road closures;

- c) Details regarding parking, deliveries and storage including details of the routing, loading, off-loading, parking and turning of delivery and construction vehicles and the accommodation of all site operatives', visitors' and construction vehicles during the construction period;
- d) Details regarding the planned demolition and construction vehicle routes and access to the site;
- e) Details regarding dust mitigation and measures to prevent the deposit of mud and debris on the public highway. No vehicles shall leave the site until their wheels, chassis and external bodywork have been effectively cleaned and washed free of earth, mud, clay, gravel, stones or any other similar substance;
- f) Details of waste storage within the site to prevent debris on the surrounding estate and the highway and a scheme for recycling/disposing of waste resulting from demolition and construction works;
- g) The proposed hours and days of work (with reference to the limitations of noisy work which shall not take place outside the hours of 08.00-18.00 Monday to Friday, 08.00-13.00 on Saturdays, and none on Sundays or Bank Holidays.)
- h) Details of any proposed external illumination and/or floodlighting during construction;
- i) Details of measures taken to prevent noise disturbance to surrounding residents
- j) Information on access and security measures proposed to prevent security breaches at the existing entrances to the site, to prevent danger or harm to the neighbouring residents, and to avoid harm to neighbour amenity caused by site workers at the entrances to the site;
- k) Details addressing environmental and amenity impacts (including (but not limited to) noise, air quality, smoke and odour, vibration and TV reception)
- l) Details as to how safe and convenient vehicle access will be maintained for all existing units, including emergency service vehicles;
- m) Details as to how neighbour amenity impacts arising specifically from the proposed basement and foundations will be minimised;
- n) Details of any construction compound including the siting of any temporary site office, toilets, skips or any other structure; and
- o) Details of any further measures taken to limit and mitigate the impact of construction upon the operation of the highway and the amenity of the area. The report shall assess the impacts during the preparation/demolition, excavation and construction phases of the development on the surrounding roads, together with means of mitigating any identified impacts. The report shall also identify other local developments and highways works, and demonstrate how vehicle movements would be planned to avoid clashes and/or highway obstruction on the surrounding roads.

The development shall thereafter be carried out in accordance with the

	<p>details and measures approved in the Method of Construction Statement. The development shall be carried out strictly in accordance with the details so approved and no change therefrom shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: In order to secure the safe and efficient operation of the highway network, local residential amenity and to mitigate the impacts of the development.</p>
8	Bicycle Storage (Compliance)
	<p>CONDITION: For the hereby approved development secure cycle storage shall be provided prior to the first occupation of the development, in accordance with drawing no. P_100/Rev.1.2 for 4 no. cycles and shall be permanently maintained as such thereafter.</p> <p>REASON: To ensure adequate cycle parking are available and easily accessible on site and to promote sustainable modes of transport.</p>
9	Hours of opening
	<p>CONDITION: The hereby approved extended facilities, including use of the entrance within the hereby approved extension shall only be occupied (with the exception of cleaners or for maintenance) between the following hours:</p> <ul style="list-style-type: none"> • 06:30 to 19:30 hours Monday to Friday, • 09:00 to 17:00 hours Saturdays, <p>There shall be no use on Sundays or Bank Holidays.</p> <p>REASON: To protect the amenity of neighbouring properties.</p>
10	Other events (Hours of operation)
	<p>CONDITION: Notwithstanding condition 9, there shall be no more than 10 no. associated events per calendar year running later than the approved hours (in condition 9). These events shall not operate beyond 21:00 hours.</p> <p>There shall be no use on Sundays or Bank Holidays.</p> <p>REASON: To protect the amenity of neighbouring properties.</p>
11	Management Plan
	<p>CONDITION: The hereby approved development shall be operated strictly in accordance with the Management Plan (Appendix D of Design and Access Statement dated October 2018) including that users should be encouraged not to use Rosa Alba Mews, as an entry and exit point.</p> <p>REASON: To protect the amenity of neighbouring properties.</p>
12	Community Use Agreement
	CONDITION: Notwithstanding the requirements of condition 11, prior to the

	<p>any use of the extended facilities on Saturdays (with the exception of cleaners or for maintenance), a Community Use Agreement shall be submitted and approved in writing to the Local Planning Authority.</p> <p>The approved scheme shall be implemented in full and retained thereafter.</p> <p>REASON: To protect the amenity of neighbouring properties.</p>
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List of Informatives:

1	<p>Construction Environmental Management Plan</p> <p>The CEMP should pay reference to BS5228:2009+2014, the GLA's SPG on control of dust and emissions from construction and demolition, the Non Road Mobile Machinery register, CLOCs status for contractors and any other relevant guidance.</p>
2	<p>Trees</p> <p>The following British Standards should be referred to:</p> <ul style="list-style-type: none"> a) BS: 3882:2015 Specification for topsoil b) BS: 3998:2010 Tree work - Recommendations c) BS: 3936-1:1992 Nursery Stock - Part 1: Specification for trees and shrubs d) BS: 4428:1989 Code of practice for general landscaping operations (excluding hard surfaces) e) BS: 4043:1989 Recommendations for Transplanting root-balled trees f) BS: 5837 (2012) Trees in relation to demolition, design and construction - Recommendations g) BS: 7370-4:1993 Grounds maintenance part 4. Recommendations for maintenance of soft landscape (other than amenity turf). h) BS: 8545:2014 Trees: from nursery to independence in the landscape - Recommendations i) BS: 8601:2013 Specification for subsoil and requirements for use
3	<p>Noise</p> <p>It is recommended that the "Acoustics of Schools – a design guide" is followed in ensuring internal noise levels and noise transmission do not have detrimental impact on the wider area.</p>
4	<p>Extraction equipment</p> <p>Please ensure that a planning application submitted for any required extraction equipment for the kitchen forming part of the approved development.</p>

APPENDIX 2: RELEVANT POLICIES

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

1 National Guidance

The National Planning Policy Framework 2018 seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF is a material consideration and has been taken into account as part of the assessment of these proposals.

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

2. Development Plan

The Development Plan is comprised of the London Plan 2016, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013. The following policies of the Development Plan are considered relevant to this application:

3 London's people

Policy 3.16 Protection and enhancement of social infrastructure

Policy 3.18 Education facilities

Policy 3.19 Sports facilities

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 5.6 Decentralised energy in development proposals

Policy 5.9 Overheating and cooling

Policy 5.10 Urban greening

Policy 5.11 Green roofs and development site environs and large buildings

6 London's transport

Policy 6.3 Assessing effects of development on transport capacity

Policy 6.9 Cycling

7 London's living places and spaces

Policy 7.1 Building London's

neighbourhoods and communities
Policy 7.2 An inclusive environment
Policy 7.3 Designing out crime
Policy 7.4 Local character
Policy 7.5 Public realm
Policy 7.6 Architecture
Policy 7.7 Location and design of tall
Policy 7.8 Heritage assets and
archaeology

8 Implementation, monitoring and review

Policy 8.1 Implementation

B) Islington Core Strategy 2011

Policy CS9 (Protecting and Enhancing Islington's Built and Historic Environment)

C) Development Management Policies June 2013

DM2.1 Design

DM2.2 Inclusive Design

DM2.3 Heritage

DM6.5 Landscaping, trees and biodiversity

DM7.1 Sustainable design and construction

DM7.4 Sustainable design standards

DM8.1 Movement hierarchy

DM8.4 Walking and cycling

DM8.5 Vehicle parking

DM4.12 Social and Strategic infrastructure and cultural facilities

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

The following SPGs and/or SPDs are relevant:

Islington Council Guidance

- Conservation Area Design Guidelines
- Inclusive Landscape Design
- Environmental Design SPD
- Streetbook SPD
- Urban Design Guide

London Plan

- Accessible London: Achieving an Inclusive Environment
- Sustainable Design & Construction