



PLANNING SUB-COMMITTEE A		
Date:	18 th June 2019	NON-EXEMPT

Application numbers	P2019/1016/FUL
Application types	Full Planning Application
Ward	Tollington
Listed building	N/A
Conservation area	N/A
Development Plan Context	Major Cycle Route Local Cycle Route Article 4 Direction (A1-A2)
Licensing Implications	None
Site Address	10 Kiver Road, N19 4PD
Proposal	Erection of mansard roof extension with 2no. dormers to the front and rear elevations. Erection of a single storey rear ground floor extension with a glazed roof and associated alterations.

Case Officer	Nathan Stringer
Applicant	Mr & Mrs Watts
Agent	JAA – Ms Jennifer Fleming

1 RECOMMENDATION

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)



3. PHOTOS OF SITE/STREET



Figure 1: Aerial view of the site and surroundings



Figure 2: View of rear elevation



Figure 3: Kiver Road looking north-west (application site is on the right)



Figure 4: Kiver Road looking south-east (application site is on the left)



Figure 5: View of front elevation of No. 10 Kiver Road



Figure 6: View of rear elevation of No. 10 Kiver Road

4. SUMMARY

- 4.1 The application site is a two storey, mid terrace Victorian dwelling located on the north-eastern side of Kiver Road. The property includes a single storey bay window to the front elevation, a two storey outrigger to the rear, and the main roofslope is formed by a valley 'butterfly' roof set behind a parapet to the front. The building is not locally nor statutorily listed, and is not located within a conservation area.
- 4.2 Kiver Road is located a block back, and parallel to, Holloway Road and the vicinity of the site is primarily residential, characterised by largely uniform Victorian terraced buildings defined by original features including projecting bay windows at ground floor with valley roofs set behind a parapet to the front.
- 4.3 Under the terms of reference for the Council's constitution, the application is referred to committee as the applicant is a ward councillor.
- 4.4 The proposal is not considered to prejudice the residential amenity of neighbouring properties insofar of loss of light, overlooking, outlook or increased sense of enclosure and would not be contrary to policy DM2.1 of the Islington Development Management Policies June, 2013. The proposal is considered to be acceptable and in accordance with the Development Plan policies and planning permission is recommended for approval subject to conditions.

5. SITE AND SURROUNDINGS

- 5.1 The application site is a two storey, mid terrace Victorian dwelling located on the north-eastern side of Kiver Road. The property includes a single storey bay window to the front elevation, a two storey outrigger to the rear, and the main roofslope is formed by a valley 'butterfly' roof set behind a parapet to the front. The building is not locally nor statutorily listed, and is not located within a conservation area.
- 5.2 The site is located within close proximity to the Archway Town Centre, which is a busy and vibrant town centre offering a variety of shops and services. Archway Town Centre is centred around the junction of Holloway Road and Junction Road. Kiver Road is located a block back, and parallel to, Holloway Road and the vicinity of the site is primarily residential, characterised by largely uniform Victorian terraced buildings defined by original features including projecting bay windows at ground floor with valley roofs set behind a parapet to the front.

6. PROPOSAL (in Detail)

- 6.1 Planning permission is sought for the erection of a mansard roof extension above the existing valley roof. The mansard would be set behind the existing parapet to the front, and would retain the 'valley' roof parapet profile to the rear. It would have a height of 3m, however from the front it would only project beyond the parapet by 1.7m. The mansard extension would also include 2no. dormers to both the front and rear elevations – those to the front would have a width of 1.2m, and those to the rear a width of 1m. Party walls to both sides of the site would be extended, as would the existing chimney stack on the party wall with no. 8 Kiver Road. The extension would be clad in slate, with leaded chequered dormers and timber framed sash windows. The extended party walls would be flashed over with lead.
- 6.2 The proposal also includes the erection of a rear ground floor infill extension. The extension would project beyond the main rear elevation of the host building by 6.2m, and would infill the space between the existing two storey rear outrigger and the boundary with the adjoining property at no. 8 Kiver Road. The existing two storey contains a single storey extension to the rear, and the proposed infill addition would extend 0.7m beyond

the rear line of the two storey element, but would be set back 3.2m from the rear of the single storey element. The extension would incorporate a glazed lean-to roof, which would have a height of 2.1m at the boundary when measured from the rear garden of no. 8, and 2.5m at the apex where it adjoins the rear outrigger. The addition would be constructed of London stock brickwork to match existing, with a rear double PPC aluminium framed door opening into the garden. The existing window at the rear main elevation would be bricked up, however the fanlight above the window would be retained above the lean-to roof of the extension.

7. RELEVANT HISTORY:

PLANNING APPLICATIONS

Application Site

- 7.1 P2019/1220/COLU: Certificate of Lawfulness in connection with the construction of a dormer roof extension above an existing rear projection. **Approved with no conditions on the 30/05/2019.**

Neighbouring Sites

- 7.2 P2018/4061/FUL (No. 36 Kiver Road): Proposed mansard roof extension with associated dormer windows to front and rear roofslope. Alterations to bay window at ground floor level. Approved with conditions 28/01/2019.
- 7.3 P2015/3900/COLP (No. 8 Kiver Road): The erection of a rear roof extension over the back addition. Approved with no conditions 17/12/2015.
- 7.4 P2015/2781/FUL (No. 8 Kiver Road): Single storey ground floor rear infill extension. Approved with conditions 15/09/2015.

PRE-APPLICATION ADVICE:

- 7.5 **Q2018/1493/MIN:** (Advice provided with relation to the Application Site and 3no. other sites on Kiver Road, and 4no. sites on Fortnam Road): Officer advice included design principle and expected mansard design for several groups of properties along Kiver and Fortnam Road including the application site at 10 Kiver Road. The response raised no objections to proposed roof extensions once the appropriate design advice is followed within any future submissions.

8. CONSULTATION

Public Consultation

- 8.1 Letters were sent to occupants of 60 adjoining and nearby properties at Kiver Road, Cornwallis Square, Pamoja Lane, Davenant Road, and Marlborough Road on 15 April 2019. Consultation expired on the 9 May 2019, 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 one comment has been received from the public with regard to the application, raising no objection to the proposal but noting that the boundary wall between Nos. 8 and 10 Kiver Road is subject to subsidence issues, which the applicant should consider prior to construction.
- 8.3 Officers note the subsidence issues raised by the neighbour, however party wall issues are a civil matter and are not a material planning consideration, and therefore this has not been considered in the assessment of the proposal.

Internal Consultees

8.4 None.

9. RELEVANT STATUTORY DUTIES & DEVELOPMENT PLAN CONSIDERATION & POLICIES

9.1 Islington Council (Planning Sub-Committee B), 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 affects the setting of listed buildings, Islington Council (Planning Committee) is required to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (S66 (1) Planning (Listed Buildings and Conservation Areas) Act 1990) and;
- 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 The Planning Policy Framework (NPPF): Paragraph 10 states: "at the heart of the NPPF is a presumption in favour of sustainable development."

9.3 At paragraph 8 the NPPF states that the planning system has three overarching objectives in achieving sustainable development, being an economic objective, a social objective and an environmental objective.

9.4 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.

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

9.6 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.

9.7 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.

- 9.8 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.
- 9.9 The Quality 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

- 9.10 The Development Plan is comprised of the London Plan 2016, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013. The policies of the Development Plan that are considered relevant to this application are listed at Appendix 2 to this report.
- 9.11 Some weight is attributable to the Draft London Plan.
- 9.12 The site has the following designations under the London Plan 2016, Islington Core Strategy 2011, Development Management Policies 2013 and the Finsbury Local Plan 2013:
- Major Cycle Route
 - Local Cycle Route
 - Article 4 Direction (A1-A2)

Supplementary Planning Guidance (SPG) / Document (SPD)

- 9.4 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:

- Design and Appearance
- Impact on the amenity of neighbouring residents.

Design and Appearance

10.6 The National Planning Policy Framework (NPPF) confirms that the Government attaches great importance to the design of the built environment, and notes that good design is a key aspect of sustainable development and should contribute positively to making places better for people.

10.7 Policy CS9 of Islington's Core Strategy sets out the general principles to be followed by new development in the Borough. Policy CS9 and Policy DM2.1 of Islington's Development Management Policies 2013 accord with the National Planning Policy Framework (NPPF) in seeking to sustain and enhance Islington's built environment. Taken together, they seek to ensure that proposed development responds positively to existing buildings, the streetscape and the wider context, including local architecture and character, surrounding heritage assets, and locally distinctive patterns of development.

10.8 The application site comprises of no. 10 Kiver Road, which is a two storey, mid terrace Victorian dwelling located on the north-eastern side of Kiver Road. The property includes a single storey bay window to the front elevation, a two storey outrigger to the rear, and the main roof slope is formed by a valley 'butterfly' roof set behind a parapet to the front. The building is not locally nor statutorily listed, and is not located within a conservation area.

10.9 The application proposes the erection of a mansard roof extension above the existing valley roof with 2no. dormers to both the front and rear elevations, and a ground floor rear infill extension with a lean-to glazed roof.

Mansard Roof Extension

10.10 With regard to rooflines outside of conservation areas (such as the application site), paragraph 5.153 of the Islington Urban Design Guide 2017 states that there is more scope to introduce roof extensions where these are of a high quality design. Where a street frontage benefits from a consistent and unbroken roofline, alterations which would disrupt this consistent roofline and be visible from the public realm need to be designed in a style appropriate to the host building. Where the extension is not visible from the public realm, for example if it is generously setback from the front parapet, there may be more scope for flexibility in design.

10.11 The property forms part of a consistent terrace group on the north-eastern side of Kiver Road (nos. 2-68), with hidden valley roofs set behind front parapets. The construction of roof extensions which are not in keeping with the terrace can be damaging to its architectural unit, and have a deleterious effect upon the character and appearance of the area.

10.12 Whilst the existing roofline of the terrace group is unbroken, it is important to note that planning permission has been granted for a mansard roof extension at no. 36 Kiver Road under reference P2018/4061/FUL. This therefore is considered to set a precedent for sensitively designed roof extensions on this side of Kiver Road. In this context, the extension at no 36 was considered to have a neutral impact on the character and appearance of the street-scene and wider area. Therefore, in principle, a well-designed roof extension at the host site is considered to not detract from the street-scene along Kiver Road.

- 10.13 Paragraphs 5.154-5.158 of the Urban Design Guide 2017 discuss the most appropriate types of roof extensions for different types of roof forms, as well as the design principles that should be employed for each type. It is noted that mansard roof extensions are best suited for valley roofs on traditional properties. The guidance states that roof extensions to historic terraces should retain the historic parapet form and be set behind it. Particularly to Victorian/Edwardian terraces, the raising of the brickwork should be avoided, with clear distinction between the host building and the roof extension above being maintained. Valley 'butterfly' parapet profiles are a strong characteristic of rooflines in Islington and where these survive they should be retained. Party walls should follow the form of the roof and should not include a 90 degree up stand projecting beyond the form of the roof extension, and chimney stacks should be retained and only raised where they will not disrupt the rhythm of the terrace.
- 10.14 The roof extension would be designed to largely match that previously approved at no. 36 when viewed in public sightlines from the front. It would be set behind the existing parapet to the front, and would retain the 'valley' roof parapet profile to the rear. It would have a height of 3m, however from the front it would only project beyond the parapet by 1.7m. The roofline/eaves of the extension would be setback from the front parapet by 0.6m. The mansard extension would also include 2no. dormers to both the front and rear elevations – those to the front would have a width of 1.2m, and those to the rear a width of 1m. Party walls to both sides of the site would be extended, as would the existing chimney stack on the party wall with no. 8 Kiver Road. The extension would be clad in slate, with leaded chequered dormers and timber framed sash windows. The extended party walls would be flashed over with lead.
- 10.15 From street level on Kiver Road, the mansard roof extension would not be significantly prominent given both the minimal height of the extension above the parapet, and the setback proposed. Whilst the application site is visible in views along Davenant Road to the south-west, any views would be of the extension's traditional mansard design and it would not appear prominent or overbearing within the immediate streetscene context given its height.
- 10.16 The proposal would result in the extension being higher than the existing roof and would result in the chimney being extended in height. However, it is not considered that the chimney extension would be prominent in public views from the street level as the parapet height would be retained. In addition to the above, officers acknowledge that the proposed extension is largely identical to that previously approved at no. 36.
- 10.17 The design of the mansard extension would match the principles set out within the Urban Design Guide. It would retain and be set behind the parapet to the front of the dwelling, and would also retain the valley 'butterfly' profile to the rear elevation, which is considered to be a strong characteristic of the terrace group. Further, the raising of the party walls would match the profile/slopes of the mansard addition and would not include any 90 degree projecting upstands. Whilst the chimney stack at the party wall between the host property and no. 8 would be raised, as noted above it would not disrupt the rhythm of the terrace.
- 10.18 With regard to dormers, paragraph 5.161 of the Urban Design Guide states that the proportions of the dormer should relate to the windows of the original house. The solid surrounds (cheeks) of the dormer should be as slender as possible; simple lead cheeks with a double hung timber sash window is the best solution in this instance. Except for the window frame and cheeks, there should not be any solid face. The dormer should be positioned a clear distance below the ridge-line, significantly clear of the boundary parapets, and above the line of the eaves.

- 10.19 To proposed dormers would align with the windows of the original house on the floors below. They would be slender, with simple lead cheeks and would not include significant expanses of solid face. They would be positioned a clear distance (approximately 0.5m) below the ridge of the mansard roof, and above the eaves where viewed from the rear. The dormers would be significantly clear of the boundary parapets, and would include double hung traditional timber sash windows.
- 10.20 Overall, the proposal mansard extension and associated dormer windows are considered to be acceptable and would not cause harm to the character or appearance of the host building, streetscene, or wider area. They therefore accord with policies 7.4 and 7.6 of the London Plan 2016, policy CS9 of the Core Strategy 2011, policy DM2.1 of the Development Management Policies 2013, and the guidance contained within the Islington Urban Design Guide 2017.

Rear Ground Floor Extension

- 10.21 The Islington Urban Design Guide 2017 advises that where they can be neatly accommodated, there will normally be scope for lower ground and ground floor extensions within a lightwell or beyond the line of the existing back addition providing sufficient garden space is retained to provide high quality and useable amenity space for day to day uses.
- 10.22 The rear ground floor extension would project beyond the main rear elevation of the host building by 6.2m, and would infill the space between the existing two storey rear outrigger and the boundary with the adjoining property at no. 8 Kiver Road. The existing two storey contains a single storey extension to the rear, and the proposed infill addition would extend 0.7m beyond the rear line of the two storey element, but would be set back 3.2m from the rear of the single storey element. The extension would incorporate a glazed lean-to roof, which would have a height of 2.1m at the boundary when measured from the rear garden of no. 8, and 2.5m at the apex where it adjoins the rear outrigger. The addition would be constructed of London stock brickwork to match existing, with a rear double PPC aluminium framed door opening into the garden. The existing window at the rear main elevation would be bricked up, however the fanlight above the window would be retained above the lean-to roof of the extension.
- 10.23 The proposed extension is considered to be acceptable in terms of mass, height, scale, depth and proportion. It would remain subordinate to, and preserve the scale and integrity of the original building. Consideration has been given to the extent of the proposed increase to the footprint of the dwelling and the impact on the character of the rear garden, and officers note that the rear garden is large enough to accommodate an extension of this size whilst retaining high quality and useable amenity space for day to day uses.
- 10.24 Overall, the extension would be of an acceptable scale and appearance, would remain subservient to the host building with sufficient garden space retained, and would not be visible from the public realm. The proposal therefore accords with policies 7.4 and 7.6 of the London Plan 2016, policy CS9 of the Core Strategy 2011, policy DM2.1 of the Development Management Policies 2013, and guidance contained within the Urban Design Guide 2017.



Figure 7: Existing and proposed front and rear elevations (left and right, respectively).

Neighbouring Amenity

10.25 London Plan Policy 7.6 requires buildings and structures not to cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy and overshadowing, in particular. Policy DM2.1 of the Development Management Policies 2013 requires development to provide a good level of amenity including consideration of overshadowing, overlooking, privacy, sunlight and daylight, over-dominance, sense of enclosure and outlook. One of the core principles is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. In this instance, no neighbour concerns have been raised with regard to amenity impacts of the proposal.



Image 8: View of rear elevation of No. 10 Kiver Road

- 10.26 The proposed mansard addition would be located at roof level, and would be set in from the front and rear of the property. It would therefore not cause harm to neighbouring amenity with regard to overshadowing, access to daylight and sunlight, over-dominance, sense of enclosure or outlook. The windows to the front of the extension would be setback from the property opposite and across the highway by at least 16m and would have an undue overlooking impact on privacy, which is further reduced by the limited number of windows on the flank elevation of the building in question at no. 52 Davenant Road. The windows to the rear would be set back from any neighbouring habitable room windows by at least 30m. The impact of these windows would be further reduced when taking into consideration the existing overlooking created by the windows on the elevation below.
- 10.27 The proposed rear ground floor infill extension would have a relatively low height of 2.1m at the boundary when measured from the rear garden of no. 8 Kiver Road. Given its minimal height, the extension would not be overbearing. In accordance with the 45-degree rule of thumb test under the BRE Guidelines the proposal would not trigger the requirement for additional technical assessments for sunlight/daylight impacts. Whilst the roof of the extension would be glazed, officers note that the light spill generated by a typical domestic use would not be harmful to warrant a reason for the refusal of the application. The proposal would also not increase noise or vibration emissions. The rear double glazed doors would open into the garden of the host property, and therefore would not increase overlooking impacts upon neighbouring residents. Given the relatively low height of the infill extension, the proposal would not unacceptably reduce the level of outlook afforded to residents at no. 8, nor would it result in a material increase sense of enclosure.

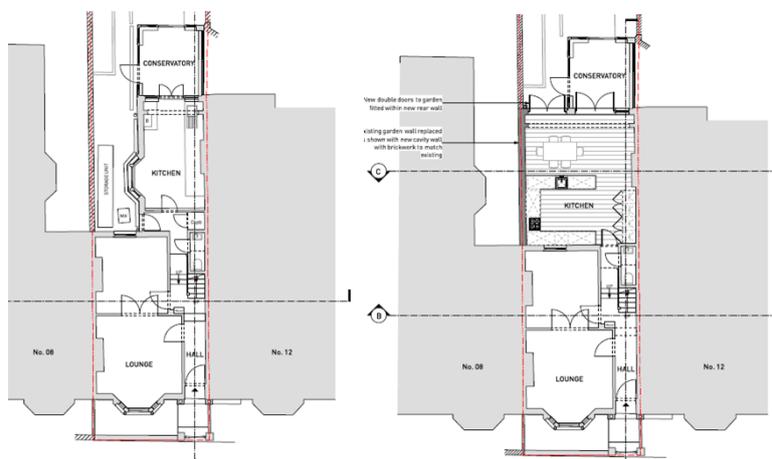


Figure 9: Existing and proposed ground floor plans (left and right, respectively).

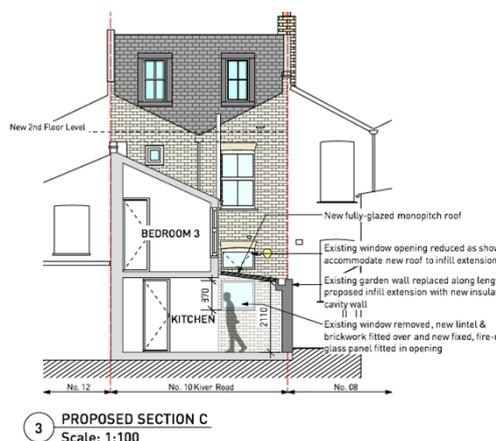


Figure 10: Proposed rear elevation

10.28 For these reasons, it is considered that the proposed development would not unacceptably harm the living conditions of the occupiers of the adjoining properties. Accordingly, the proposal does not conflict with policy DM2.1 of the Development Management Policies 2013 or policy 7.6 of the London Plan 2016 insofar as they aim to safeguard residential amenity.

11. SUMMARY AND CONCLUSION

11.1 The principle of the development is considered acceptable and would not cause harm to the character or appearance of the host building, streetscene or wider area. The proposal is considered to be conducive to the surrounding residential character and use.

11.2 The proposed works would not result in unacceptable harm to neighbouring amenity with regard to overshadowing, overlooking, privacy, sunlight and daylight, over-dominance, any undue or material increase in sense of enclosure or loss of outlook to the rear elevations of both adjoining properties.

11.3 In accordance with the above assessment, it is considered that the proposed development is consistent with the policies of the London Plan 2016, the Islington Core Strategy 2011, the Islington Development Management Policies 2013 and associated Supplementary Planning Documents and should be approved accordingly.

Conclusion

11.4 It is recommended that planning permission be granted subject to conditions as set out in Appendix 1 – Recommendations.

APPENDIX 1 – RECOMMENDATION

RECOMMENDATION

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

List of Conditions:

1	Commencement
	<p>CONDITION: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.</p> <p>REASON: To comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).</p>
2	Approved plans list
	<p>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>Site Location Plan, 010 Rev /, 012 Rev /, 011 Rev /, 013 Rev /, 014 Rev / & 015 Rev / & Design and Access Statement 141/DAS by JAA Architects dated April 2019.</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
	<p>CONDITION: The development shall be constructed in accordance with the schedule of materials noted on the hereby approved plans and Design and Access Statement 141/DAS. The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter into perpetuity.</p> <p>REASON: In the interest of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard.</p>

List of Informatives:

1	Construction Works
	<p>Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Pollution Team, Islington Council, 222 Upper Street London N1 1XR (Tel. No. 020 7527 3258 or by email pollution@islington.gov.uk) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.</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 and Regional Guidance

The National Planning Policy Framework 2019 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.

- Planning Practice Guide (2014)

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:

A) The London Plan 2016 - Spatial Development Strategy for Greater London

Policy 7.4 – Local character

Policy 7.6 – Architecture

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

3. Designations

The site has the following designations under the London Plan 2016, Islington Core Strategy 2011, Development Management Policies 2013 and Site Allocations 2013:

Islington Local Plan

Major Cycle Route

Local Cycle Route

Article 4 Direction (A1-A2)

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

The following SPGs and/or SPDs are relevant:

Islington Local Plan

Urban Design Guide 2017