



PLANNING COMMITTEE REPORT

PLANNING COMMITTEE		
Date:	4 th September 2014	NON-EXEMPT

Application number	P2014/1761/FUL
Application type	Full Planning
Ward	Bunhill
Listed building	Unlisted
Conservation area	Bunhill Fields and Finsbury Square
Development Plan Context	- Central Activities Zone (CAZ) - Employment Priority Area (Offices) - City Fringe Opportunity Area - Bunhill Fields and Finsbury Square Conservation Area - Moorfields Archaeological Priority Area
Licensing Implications	None
Site Address	5-11 Worship Street, London, EC2A 2BH
Proposal	Change of use comprising offices (B1a) at lower ground, ground, first and fifth floors (1,285sqm) and offices (B1a)/ private training (D1) uses at second, third and fourth floors (945sqm).

Case Officer	Ben Le Mare
Applicant	General Assembly Space
Agent	G.L Hearn

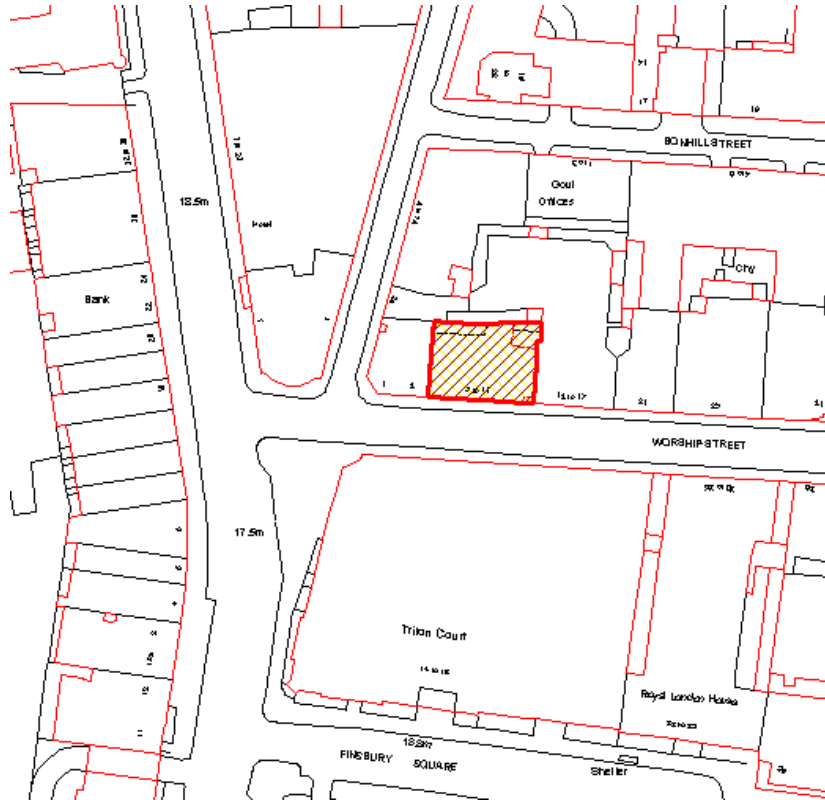
1. RECOMMENDATION

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

- conditions set out in Appendix 1.

- conditional upon the prior completion of a Deed of Planning Obligation made under section 106 of the Town and Country Planning Act 1990 securing the heads of terms as set out in Appendix 1.

2. SITE PLAN (site outlined in red)



3. PHOTOS OF SITE/STREET



Front elevation from Worship St/ Finsbury Sq



View west along Worship Street



Typical floorplate layouts



View from the ground floor into basement level

SUMMARY

- 3.1 The application proposes a change of use of the building to provide office (B1a) floorspace on the lower ground, ground and fifth floors and offices (B1a) / training facility (D1) on the second, third and fourth floors. The building has been refurbished for office use and restaurant at ground floor and basement under relevant consents but is currently empty (see planning history for a summary of consented and implemented schemes) The occupiers would be

General Assembly Space Inc, a company that specialises in training for start-up companies and entrepreneurs in the Tech Sector.

- 3.2 There are no external alterations proposed. Internally, 30 secure cycle parking spaces would be provided at lower ground floor level.
- 3.3 The proposals would result in an increase in the amount of B1a floorspace and therefore complies with local plan policies. Furthermore, the D1 use would complement the B1a use and add to improving the skills and training of a workforce that could contribute to Islington's employment growth.
- 3.4 The conversion of consented C3 residential floorspace on the fifth floor to B1a is justified given the strong policy support for office use in this location, the significant losses of office floorspace within the borough. The loss of consented residential units is mitigated by securing a financial contribution towards housing.
- 3.5 The proposals would not harm neighbouring amenity in terms of noise disturbance or have an adverse impact on the local transport network subject to planning conditions.

4. SITE AND SURROUNDING

- 4.1 The application site is a new 6 storey (plus basement) building fronting Worship Street, which was constructed following the previous building being lost to fire damage in 2010. The building was completed in May 2014, but remains empty and has not been fully fitted out internally.
- 4.2 The adjoining buildings along the streetscene are of a similar height and scale. Further east and on the south side of Worship Street the height of buildings increase. The site is within the Bunhill Fields and Finsbury Square Conservation Area. The character of the street is predominately commercial.
- 4.3 The site is located within a highly accessible area and therefore has a PTAL rating of 6b (excellent). It is within 500m from Old Street and Moorgate Tube Stations and opposite a regular bus route along City Road.
- 4.4 In terms of land use policy, the relevant site specific designations in this application include Central Activities Zone (CAZ), Employment Priority Area (Offices) (EPA) and City Fringe Opportunity Area (CFOA).

5. PROPOSAL (IN DETAIL)

- 5.1 The application proposes to change the use of the building to offices (B1a) and training / education (D1) uses to allow General Assembly Space Inc to accommodate their business operations. The supporting information which has been submitted with the application confirms that 1285sqm would be used as B1a and 945sqm as D1. There are no external alterations or extensions proposed.

- 5.2 General Assembly Space (GA) is a global educational company with 12 campuses worldwide and are looking to establish themselves in the UK. GA are currently based in temporary accommodation in Clerkenwell and are seeking to make 5-11 Worship Street their European headquarters.
- 5.3 GA specialises in delivering extensive training for start-up companies and entrepreneurs in the Tech Sector. These classes include web development, user experience design, digital marketing and data science. It is understood that GA have selected the Worship Street site as they require to be within close proximity to Silicon Roundabout given the growth of Tech companies in the area. Occupying the building would allow them to align their products, services and communications with the businesses who require the skills they teach.
- 5.4 GA expect to provide 35 Full Time jobs and 15 part time jobs initially, but this could potentially rise to 70 FTE. There would be in the region of 450 trainees enrolled on the courses based at the building and up to 105 students would be using the building at any one time within 6 teaching areas on the second to fourth floors.

6. RELEVANT HISTORY

- 6.1 In 2011 planning permission and conservation area consent was granted for the demolition of the existing fire damaged building(s) and the construction of a six storey building (plus a basement level) to provide for a drinking establishment (A4 use class) on basement and ground floor (700sqm); office accommodation (B1 use class) on first to fourth floors (1260sqm) and residential accommodation (C3 use class) to the fifth floor (270sqm) (refs: P101995 & P101996).
- 6.2 Planning permission and conservation area consent was granted in 2012 for the demolition and reconstruction of six storey building (plus basement) for use as a drinking establishment (A4) at basement ground and office (B1) on upper floors (refs: P111427 & P11428). This consent was not implemented.
- 6.3 Many of the conditions attached to application P101995 were discharged between 2012 and 2013. P101995 is therefore recognised as the building's host permission.
- 6.4 In May 2012 consent was granted for non-material amendments of planning permission ref: P101995, including:
- The replacement of 4.2sqm area of paving with stainless steel metal grating that is suitable for pedestrian use.
 - Minor changes in the front elevational treatment including the sub division of the building into 4 bays,

- Changes in the proposed materials including Jordans Whitbed Portland Stone, sandstone brick, and grey polyester powder coated metal for window frames, Zinc cladding for roofing.

- 6.5 A S73 application (ref: P2013/1421/s73) was submitted for the variation of condition 2 (development in accordance with approved plans) attached to planning permission ref: P101995 in order to allow a change in the approved use of the ground floor and basement from an A4 public house to B1 office accommodation, and change in the approved use of the fifth floor from C3 residential accommodation (2 x two-bedroom flats) to B1a office accommodation; together with changes to the approved internal layout, enlargement of the fifth floor mansard roof, creation of plant enclosure on roof, changes to the approved front and rear elevation including creation of first, second, third, fourth and fifth floor rear balconies, alterations to ground floor shopfront and entrances and alterations to fenestration on all floors. This application was subsequently withdrawn in November 2013.
- 6.6 In January 2014 planning permission was granted for change of use of ground and basement floors from A4 public house to B1 office accommodation and to A3 restaurant and café with no increase in floorspace (ref: P2013/4091/FUL).
- 6.7 Planning permission is sought for the change of use of the fifth floor from residential (C3) to office (B1a) accommodation (2014/1280/FUL), however at the time of writing, this application remains undetermined.
- 6.8 A s73 application has been submitted for variation of Conditions 6 (BREEAM) and 8 (Energy) of P101995 for the development to achieve BREEAM offices rating no less than 'very good' with reasonable endeavours to achieve 'excellent' and the use of gas fire boilers instead of CHP (P2014/1253/S73).

7. CONSULTATION

Public Consultation

- 7.1 Letters were sent to occupants of 218 adjoining and nearby properties at Finsbury Square, Tabernacle Street and Worship Street on 02/07/2014. Site notices and press advert were displayed on 10/07/2014. The public consultation period of the application expired on 31/07/2014; however it is the Council's practice to continue to consider representations made up until the date of a decision.
- 7.2 At the time of the writing of this report no responses had been received from the public with regard to the application.

External Consultees

- 7.3 Transport for London: No comment.

Internal Consultees

- 7.4 Access Officer: No objection to the proposals, however some minor issues were raised with regard to building's fire arrangements.
- 7.5 Policy Officer: No objection to the loss of A4 and C3 uses. The proposals should ensure that the building optimises the amount of B1a floorspace, in accordance with the local plan policies. The introduction of a D1 training use would compliment the existing B1a function of the building.
- 7.6 Spatial Planning and Transport (Transport Officer): No objection, as the consented servicing arrangements would be suitable for the proposed use. The provision of a policy compliant number of cycle parking spaces as shown by the proposed basement plan should be secured through a condition.

8. RELEVANT POLICIES

Details of all relevant policies and guidance notes are attached in Appendix 2. This report considers the proposal against the following national planning guidance and development plan documents.

National Guidance

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

Development Plan

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

Designations

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

- Employment Priority Area (Offices)
- Central Activity Zone (CAZ)
- CPZ Area
- Bunhill Fields and Finsbury Square Conservation Area
- Within 100m of Strategic Road Network
- Archaeological Priority Area (APA2)
- City Fringe Opportunity Area

Supplementary Planning Guidance (SPG) / Document (SPD)

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

9. ASSESSMENT

9.1 The main issues arising from this proposal relate to:

- Land-use;
- Accessibility;
- Transport, servicing and waste;
- Neighbouring amenity;
- Energy and Sustainability;
- Planning obligations & CIL.

9.2 These matters are addressed below in the context of planning policy and other material considerations.

Land-use

Loss of Public House (A4)

9.3 As identified above in the planning history section, consent was granted in January 2014 for a change of use of the ground and basement from a public house (A4) to offices (B1a) and restaurant (A3) (ref: P2013/4091/FUL). This consent is not considered to have been implemented.

9.4 At the time of determining this application it was debated whether the use as permitted would accord with the definition of a Public House as provided in Appendix 13 of the Development Management Policies, in particular whether the specific pub use contributes to the historical character of the area. The application was approved on the basis that policy DM4.10 would not apply in this instance and there was no objection raised to the loss of A4 use in this location.

9.5 Furthermore, the building is located within an area where policy BC8 seeks to maximise office space, where the possibilities arise. Whilst the proposed development would create a B1a / D1 use, the loss of an A4 use would ensure that the intended use retains B1a floorspace.

Loss of residential (C3)

9.6 Whilst there is in principle support for B1a uses in this part of the borough the loss of residential use (C3) on the fifth floor has been given some careful consideration. Core Strategy Policy CS12, part B, states that proposals resulting in a reduction of the land supply for conventional housing would be refused, while policy DM3.2 highlights that the loss of existing self-contained housing will be resisted unless the housing is replaced with at least equivalent floorspace.

- 9.7 Although the residential units on the fifth floor were permitted as part of the host consent (P101995) these have not been provided in the 'as built' layout. Instead the fifth floor has been constructed in an office layout. Despite there being no physical provision of housing within the building it is considered to contribute to the borough's housing land supply. The inclusion of a residential use on the fifth floor within the proposal under P101995 was considered appropriate as it is an efficient use of the site and ensured that the Bunhill area retained a variety of land uses to preserve its traditional character and improve street vitality. It was also viewed as being compliant with Policy BC8D which requires that major developments which involve a net increase in office floor space should also incorporate housing.
- 9.8 Officers have the view that the housing element on the fifth floor contributed to a loss of office floorspace under the 'as built' consent. In line with policy BC8 d) of the Finsbury Local Plan a total of 20% of that uplift is now sought to be housing or a contribution in-lieu.
- 9.9 In order to mitigate for the loss of consented C3 residential floorspace a financial contribution towards residential floorspace should be sought as part of this application. This equates to £26,080 contribution towards housing. The applicant has agreed to paying this contribution and it would be secured through a section 106 agreement.
- 9.10 In light of the above mitigation, and given that the building is identified as being predominantly in office use, the strong policy support for office use in this location and the significant losses of office space elsewhere in the borough as a result of new permitted development rights, this departure from policy is on balance considered acceptable.

Proposed office (B1) / educational (D1) use

- 9.11 The proposed development would result in the creation of a part office (B1a) part training (D1) use to accommodate a single occupier (General Assembly Space). As explained above, the proposals would provide B1a on the lower ground, ground, first and fifth floors and a mixture of B1a and D1 on the second, third and fourth floors which would be used for teaching purposes.
- 9.12 The planning supporting statement which has been submitted provides a breakdown of the existing and proposed floorspace figures for the building. These are set out in the following table:

Floor	Original permission (area sqm GIA)	Proposed (area sqm GIA)
Offices – B1a	1,260	1,285
Residential – C3	270	-
Public house – A4	700	-
Training – D1	-	945
Totals	2,230	2,230

- 9.13 As the above table illustrates, the application proposes a slight increase of B1a floorspace compared to the original consent – 1,285sqm as opposed to 1,260sqm. This satisfies part A of policy BC8 in the Finsbury Local Plan. There is a further requirement in part C of the policy, within the Employment Priority Area for offices, to not only guard against net loss of B1a floorspace but to optimise B1a provision. It appears that the building would be suitable for B1a throughout, and the implemented consent provides office at second, third and fourth floors, proposed to be changed to ‘flexible B1a/D1’ to recognise the proposed education use.
- 9.14 Whilst a strict reading of the policy could conclude that since floors two to four are currently suitable for B1a, this proposal does not optimise B1a floorspace, the proposals must be seen in their full context.
- 9.15 This proposal would result in the basement and ground floor level being changed from A4 to B1a use, and an overall slight uplift in B1a floorspace, even with the 945sqm of D1 floorspace. Furthermore, the proposed D1 use complements the uplift in B1a and would contribute to improving the skills and training of a workforce that could add to Islington’s employment growth. When comparing the implemented consent with A4 over two floors and residential to the top floor, and the more employment-focused scheme proposed here, officers are therefore satisfied that B1a floorspace has been optimised in this case.
- 9.16 In order to optimise the future B1a use of the building, the applicant has agreed to a condition which requires for the second to fourth floors to revert back to B1a use before a period of ten years has elapsed, unless agreed in writing by the council.

Accessibility

- 9.17 The proposed inclusion of an educational use would increase public access into the building; rather than an employer that can provide for its employees, a training organisation is a service provider that would not know but must anticipate the diverse needs of the ever changing users.
- 9.18 Policy DM2.2 requires that all developments shall demonstrate that they can provide for ease of and versatility in use, deliver safe, legible and logical environments, produce places and spaces that are convenient and enjoyable for everyone and bring together design and management of a development from the outset.
- 9.19 The submitted plans show that as it stands the building provides level access from the street, a single passenger lift serving all floors and an accessible WC on each floor (albeit they are not handed). In terms of fire safety there are single space safe refuges on many of the floors that would be used by disabled people in an emergency. Further fire safety measures would be required under Building Regulations prior to occupation of the building.
- 9.20 The building is considered to meet the council’s standards for inclusive design and complies with policy DM2.2.

Transport, servicing and waste

- 9.21 The proposals would result in the creation of an educational use and a minor increase in the amount of office floorspace. On the basis that the educational element comprises under half of the total floorspace (945sqm) there is no policy requirement under DM8.4 for a travel plan to be secured.
- 9.22 The servicing arrangements which are in place for the building would by and large remain the same as the 2011 consent, which was subject to a condition requiring that deliveries, collections, unloading and loading shall only take place between the hours of 8:00 – 20:00 Monday to Saturday and not at all on Sundays/Bank Holidays. It is considered appropriate that these restrictions are secured through a condition on this application.
- 9.23 In terms of cycle parking there was a requirement under the original consent for the provision of a cycle store, which has yet to be provided. The submitted plans however show 30 secure cycle spaces (including one disabled space) with lockers, a bench and hooks for drying clothes in the basement of the property, which is accessible via a lift. There are also accessible showers on each of first to fifth floors. This level of provision meets the Council's policy requirement for offices (1 per 80 m²) and educational uses (1 per 7 peak time students) and would be secured through a condition.
- 9.24 The council's refuse and recycling requirements are 2.5m³ of storage space per 1000m² GIA. Based on the building's total floorspace of 2,230m², 5.8m³ of storage space is required to be provided. The submitted plans show an area in the basement which would provide 8m³ of storage and the applicant has confirmed that the occupants would carry the refuse sacks up the stairs or using the lift where they will be left on the pavement for collection at the appropriate time. This is considered to be an acceptable arrangement.

Neighbouring amenity

- 9.25 There are no external alterations or extensions proposed by this application and as a result would not impact on the neighbouring amenity in terms of a loss of privacy or outlook.
- 9.26 Turning to matters relating to noise and disturbance, the proposed educational use is likely to result in large numbers visitors to the building during the daytime hours and up until 9pm, when classes are due to finish. However, the removal of a Public House use over lower ground and ground floor removes the potential for noise and disturbance during the late evening. Furthermore, the building benefits from having sound insulation which was approved by condition 14 attached to P101995. The proposed use is therefore considered to have a negligible impact on amenity in the area.
- 9.27 To ensure that any fixed plant associated with the use of the building does not impact on neighbouring amenity it is recommended that the council's standard noise condition is appended to any approval which requires at 1m from the facade of the nearest noise sensitive premises, the plant shall be a rating level of 5dB(A) below the background noise level LAF90 Tbg

Energy and sustainability

- 9.28 The building is expected to meet BREEAM Very Good rating, which was recently approved under application P2014/1253/S73. The Sustainability Officer stated that given the site's constraints, a variation of condition altering a BREEAM to 'very good' is supported on the understanding as that many credits as possible are sought.
- 9.29 In terms of energy requirements, P2014/1253/S73 also granted consent for the building to be heated by gas boilers, as opposed to CHP which was proposed under the host permission (P101995). The CHP scheme was not considered viable now that the building will be primarily in an office use.

Planning Obligations and Community Infrastructure Levy

- 9.30 The proposals are not subject to any planning obligations or CIL charges. All planning obligations required under P101995 have been secured by the council.

National Planning Policy Framework

- 9.31 The proposed use would bring a building into active use by providing employment and training that is directly in accordance with the aims of chapter 1 'building a strong, competitive economy' as well as addressing the planning policy requirements of the Local Development Plan. Furthermore, the provision of secure cycle parking spaces would provide opportunities for sustainable transport modes in line with chapter 4 'promoting sustainable transport'.
- 9.32 With these considerations in mind the proposals are considered to constitute a sustainable development addressing all economic, social and environmental strands effectively.

10. SUMMARY AND CONCLUSION

Summary

- 10.1 The proposed change of use would result in an increase in the amount of B1a office floorspace which is supported given the building's location within the Employment Priority Area (Offices).
- 10.2 The proposed D1 teaching facilities within the building would offer specialist training for existing and future Tech industry professionals which would have further economic benefits on the area.
- 10.3 The loss of consented C3 residential floorspace on the fifth floor is considered acceptable in this instance given the strong policy support for office use in this

location and subject to securing a financial contribution towards affordable housing.

- 10.4 The building's existing access arrangements would cater for the increase in public visitors attending the training courses.
- 10.5 The proposals would not have an adverse impact upon neighbouring amenity in terms of noise and disturbance or on the local transport network.

Conclusion

- 10.6 It is recommended that planning permission be granted subject to:
 - conditions as set out in Appendix 1;
 - a section 106 agreement securing a £26,080 contribution towards housing.

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

That planning permission be granted subject to the prior completion of a Deed of Planning Obligation made under section 106 of the Town and Country Planning Act 1990 between the Council and all persons with an interest in the land (including mortgagees) in order to secure the following planning obligations to the satisfaction of the Head of Law and Public Services and the Service Director, Planning and Development / Head of Service – Development Management or, in their absence, the Deputy Head of Service:

1. A contribution of £26,080 towards the provision of housing elsewhere in the borough. Payment of Council's legal fees in preparing the S106 Agreement and officer's fees for the preparation, monitoring and implementation of the S106 Agreement.

That, should the **Section 106** Deed of Planning Obligation not be completed within the timeframe for the Planning Performance Agreement, the Service Director, Planning and Development / Head of Service – Development Management or, in their absence, the Deputy Head of Service may refuse the application on the grounds that the proposed development, in the absence of a Deed of Planning Obligation is not acceptable in planning terms.

ALTERNATIVELY should this application be refused (including refusals on the direction of The Secretary of State or The Mayor) and appealed to the Secretary of State, the Service Director, Planning and Development / Head of Service – Development Management or, in their absence, the Deputy Head of Service be authorised to enter into a Deed of Planning Obligation under section 106 of the Town and Country Planning Act 1990 to secure to the heads of terms as set out in this report to Committee.

RECOMMENDATION B

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

List of Conditions:

1	Commencement
	CONDITION: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.
	REASON: To comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 as amended by the Planning and

	Compulsory Purchase Act 2004 (Chapter 5).
2	Approved plans and documents list
	<p>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans and documents:</p> <p>P001; P099; P100; P101; P102; P103; P104; P105; P199 Rev B; P200; P201; P202; P203; P204; P205; Letter from GL Hearn (dated 6 May 2014)</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	Servicing
	<p>CONDITION: Deliveries, collections, unloading and loading shall only be between 08:00 - 20:00 Monday to Saturday and not at all on Sundays and Bank Holidays.</p> <p>REASON: To ensure that resulting servicing arrangements do not adversely impact on existing and future residential amenity.</p>
4	Cycle Parking Provisions (Details)
	<p>CONDITION: The bicycle storage area on the lower ground, shown on drawing no. P199 Rev B, shall provide for no less than 30 cycle spaces (including one disabled cycle space) prior to the first occupation of the building and shall be maintained as such thereafter.</p> <p>REASON: To ensure adequate cycle parking is available and easily accessible on site and to promote sustainable modes of transport.</p>
5	Noise
	<p>The design and installation of new items of fixed plant shall be such that when operating the cumulative noise level LAeq Tr arising from the proposed plant, measured or predicted at 1m from the facade of the nearest noise sensitive premises, shall be a rating level of 5dB(A) below the background noise level LAF90 Tbg. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 1997.</p> <p>REASON: To ensure that the operation of fixed plant does not impact on residential amenity.</p>
6	10 year use
	<p>CONDITION: The second, third and fourth floors of the building shall be operational as offices (B1a) or a training facility (D1) and for no other uses within the D1 use class of the Town and Country Planning (Use Classes) Order 1987 (As amended) for no longer than 10 years unless otherwise agreed in writing by the Local Planning Authority. On cessation of its use as a training facility (D1) shall revert to offices (B1a) and shall remain as such thereafter unless express planning permission is obtained for a</p>

	<p>change of use.</p> <p>REASON: To optimise the amount of office (B1a) floorspace within the building, and to ensure that no other D1 uses, which may have greater amenity impacts, are not allowed to operate.</p>
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List of Informatives:

1	<p>To assist applicants the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website.</p> <p>A pre-planning application advice service is also offered and encouraged.</p> <p>In this instance pre planning application advice was provided to the applicant in April 2014. This advice acknowledged the economic benefits of the proposed change of use to a mix of offices and education, but advised that any loss of Business floorspace would need to be justified.</p>
2	<p>SECTION 106 AGREEMENT: You are advised that this permission has been granted subject to a legal agreement under Section 106 of the Town and Country Planning Act 1990</p>

APPENDIX 2: RELEVANT POLICIES

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

1. National Guidance

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

2. Development Plan

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

A) The London Plan 2011 - Spatial Development Strategy for Greater London

1 Context and strategy

Policy 1.1 Delivering the strategic vision and objectives for London

2 London's places

Policy 2.1 London in its global, European and United Kingdom context

Policy 2.2 London and the wider metropolitan area

Policy 2.3 Growth areas and co-ordination corridors

Policy 2.10 Central Activities Zone – strategic priorities

Policy 2.11 Central Activities Zone – strategic functions

Policy 2.12 Central Activities Zone – predominantly local activities

Policy 2.13 Opportunity areas and intensification areas

Policy 2.18 Green infrastructure: the network of open and green spaces

3 London's people

Policy 3.1 Ensuring equal life chances for all

Policy 3.2 Improving health and addressing health inequalities

4 London's economy

Policy 4.1 Developing London's economy

Policy 4.2 Offices

Policy 4.10 New and emerging economic sectors

Policy 4.11 Encouraging a connected economy

Policy 4.12 Improving opportunities for all

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 5.7 Renewable energy

Policy 5.8 Innovative energy technologies

Policy 5.15 Water use and supplies

Policy 5.16 Waste self-sufficiency

Policy 5.17 Waste capacity

Policy 5.18 Construction, excavation and demolition waste

6 London's transport

Policy 6.1 Strategic approach

Policy 6.3 Assessing effects of development on transport capacity

Policy 6.4 Enhancing London's transport connectivity

Policy 6.5 Funding Crossrail and other strategically important transport infrastructure

Policy 6.9 Cycling

Policy 6.10 Walking

Policy 6.11 Smoothing traffic flow and tackling congestion

Policy 6.12 Road network capacity

Policy 6.13 Parking

7 London's living places and spaces

Policy 7.2 An inclusive environment

Policy 7.8 Heritage assets and archaeology

Policy 7.13 Safety, security and resilience to emergency

Policy 7.14 Improving air quality

Policy 7.15 Reducing noise and enhancing soundscapes

8 Implementation, monitoring and review

Policy 8.1 Implementation

Policy 8.2 Planning obligations

Policy 8.3 Community infrastructure levy

Policy 8.4 Monitoring and review for London

B) Islington Core Strategy 2011

Spatial Strategy

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

Strategic Policies

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

Policy CS13 (Employment Spaces)

Infrastructure and Implementation

Policy CS19 (Health Impact Assessments)
Policy CS20 (Partnership Working)

C) Development Management Policies June 2013

Design and Heritage

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

Employment

DM5.1 New business floorspace
DM5.2 Loss of existing business floorspace
DM5.4 Size and affordability of workspace

Health and open space

DM6.1 Healthy development

Energy and Environmental Standards

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

DM7.4 Sustainable design standards
DM7.5 Heating and cooling

Transport

DM8.1 Movement hierarchy
DM8.2 Managing transport impacts
DM8.3 Public transport
DM8.4 Walking and cycling
DM8.5 Vehicle parking
DM8.6 Delivery and servicing for new developments

Infrastructure

DM9.1 Infrastructure
DM9.2 Planning obligations
DM9.3 Implementation

D) Finsbury Local Plan June 2013

BC8 Achieving a balanced mix of uses
BC9 Tall Buildings and contextual considerations for building heights
BC10 Implementation

3. Designations

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

- Employment Priority Area (Offices) - Within 100m of Strategic Road
- Central Activity Zone (CAZ) Network
- CPZ Area - Archaeological Priority Area (APA2)
- Bunhill Fields and Finsbury Square Conservation Area - City Fringe Opportunity Area

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

The following SPGs and/or SPDs are relevant:

Islington Local Plan

- Environmental Design
- Planning Obligations and S106

London Plan

- Accessible London: Achieving and Inclusive Environment
- Sustainable Design & Construction
- Planning for Equality and Diversity in London