

PLANNING COMMITTEE REPORT

Development Management Service
 Planning and Development Division
 Environment and Regeneration Department

PLANNING SUB COMMITTEE A		AGENDA ITEM NO:	B4
Date:	3 rd September	NON-EXEMPT	

Application number	P2019/0183/FUL
Application type	Full Planning Application
Ward	Bunhill
Listed building	Not Listed
Conservation area	Within 50m of the Bunhill Fields and Finsbury Square Conservation Area
Development Plan Context	<ul style="list-style-type: none"> - Core Strategy Key Area – Bunhill and Clerkenwell; - Employment Priority Areas (General); - Central Activities Zone; - Archaeological Priority Area - Moorfields; - Finsbury Local Plan Area – Old Street (BC3); - Article 4 Direction A1-A2; - Article 4 Direction B1(c)-C3 - Within 50m of the Bunhill Fields Cemetery – Grade I registered.
Licensing Implications	None
Site Address	IDT House, 44 Featherstone Street, Islington, London, EC1Y 8RN
Proposal	Single-storey extension at sixth floor level and partial infill of lightwell to the rear of the existing building and internal and external refurbishments to provide additional B1 floorspace and new facade appearance and associated cycle parking.

Case Officer	Owen Griffiths
Applicant	C/O Agent
Agent	DP9 Ltd

1. RECOMMENDATION

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

1. subject to the conditions set out in Appendix 1;
2. conditional upon the prior completion of a Deed of Planning Obligations 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)

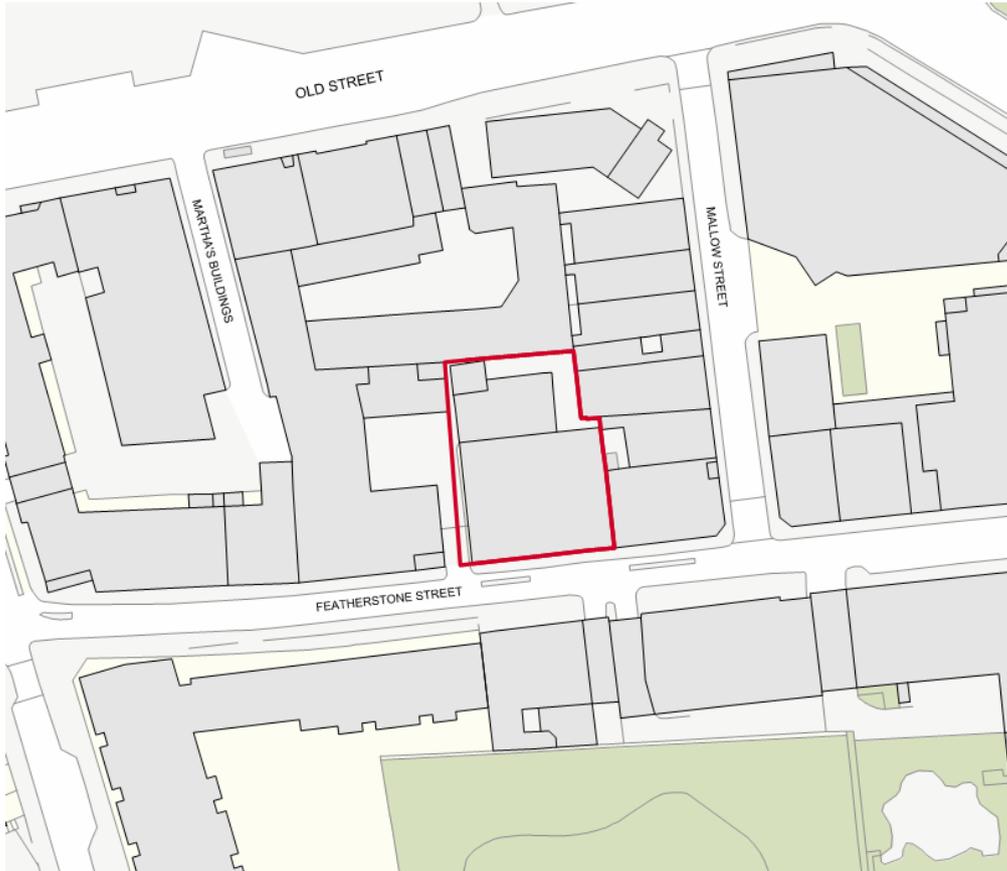
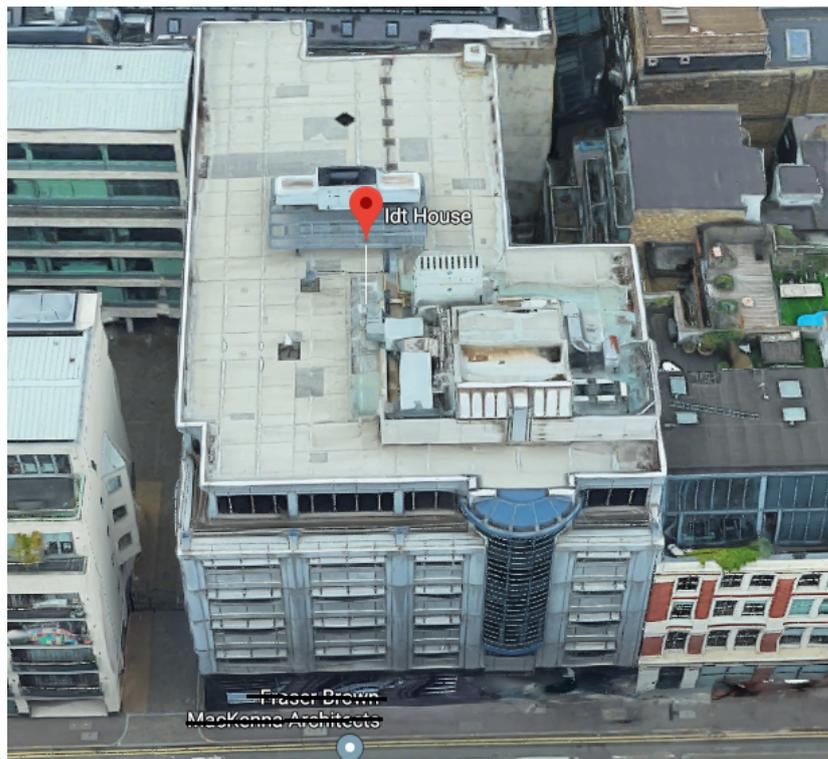


Image 1 – Site Location Plan

3. PHOTOS OF SITE/STREET



3.1 Image 2 - Aerial View of Site



3.2 Image 3 - Upper Level View of Building



3.3 Image 4 - Street View of Building



3.4 Image 5 - Rear View of Building from Adjoining Courtyard (48-50 Featherstone Street)



3.5 Image 6 - Rear Servicing and Parking Area (Undercroft)

4. SUMMARY

- 4.1 Permission is sought for a single-storey extension at sixth floor level (seventh storey), the partial infill of a lightwell to the rear of the existing building, internal and external refurbishments to provide additional B1 floorspace and a new facade appearance.
- 4.2 The height of the proposed seven storey building will be 25.2m with a small plant area on the seventh storey roof taking the total height of the building to 25.9m. The majority of the existing roof top plant is being consolidated and relocated to an area that currently contains plant machinery at first floor level to the rear of the building.
- 4.3 The development will provide a financial contribution towards employment and training (£11,055) as well as construction training (£5,000). These requirements will be secured via a Section 106 agreement between the applicant and the council.
- 4.4 The overall design of the development has been assessed over its quality, effect on the neighbouring conservation area and Grade I registered heritage asset - The Bunhill Fields Burial Ground. It is concluded that the design is of a sufficiently high quality to be permissible and represents a significant improvement over the existing situation. The level of harm caused to surrounding heritage has been concluded to be less than substantial, at the lowest end of the scale, and the public benefits of the development outweigh the minimal harm that is being caused.
- 4.5 Potential effects on neighbouring amenity are being deemed to be acceptable after amendments to the massing addressed initial concerns over sunlight and daylight implications for neighbouring occupiers. There are some breaches of daylight BRE guidance but this is mainly due to anomalous figures that are a result of an existing poor daylight situation due to the arrangement of fenestration underneath setback terrace areas. Other breaches of daylight BRE guidance (reductions between 20% and 30%) are considered to be acceptable in such a dense urban environment. The development is fully compliant with BRE Guidance in terms of Sunlight. Plant noise and hours of use for the terrace area will be controlled to further protect neighbouring amenity.
- 4.6 An adequate servicing arrangement has been agreed and the building incorporates sufficient inclusive design measures.

5. SITE AND SURROUNDING

- 5.1 Featherstone Street is located to the west of City Road and to the south of Old Street. The application site is located on the northern side of Featherstone Street and currently consists of a mid to late 20th century office building. The current development is six storeys in height (21.9m) with the sixth storey being recessed from the front elevation with an associated front facing terrace. There are various items of plant machinery on the roofspace taking the total height of the building to 26.4m.
- 5.2 The existing façade of the building facing Featherstone Street is formed of dark grey masonry at ground floor level with light grey metallic panelling on the upper levels and horizontal louvered sunshades. The primary façade is broken up by a central projecting curved glazed column, starting at second floor level and extending up to the top of the building. A stepped entrance is provided to the east of the site and to the west there is a side road serving access to the rear servicing and parking area for both 44 Featherstone Street and 48-50 Featherstone Street, a mixed-use office and residential development. The west façade has the same external appearance as the upper floors of the primary façade fronting Featherstone Street with light grey metallic panelling.

- 5.3 The surrounding built form is a mixture of commercial and residential developments between 4 and 7 storeys in height and there are examples of larger tower developments (above 30m in height) in the wider surrounding area such as the White Collar building (18 storey) on Old Street Roundabout.
- 5.4 To the east of the site and within the Bunhill Fields and Finsbury Square Conservation Area is a four-storey commercial building with a modern two storey extension (38-40 Featherstone Street). To the north of this building, 7-12 Mallow Street, are further mixed use buildings with office floorspace at ground and first floor level and residential accommodation on the upper floors. To the west of the site is 48-50 Featherstone Street, a mixed-use development that incorporates a 7-storey building that fronts Featherstone Street with commercial uses at ground floor level and residential accommodation above. To the rear of 48-50 Featherstone Street is adjoined 6 storey office buildings with an internal courtyard/parking area that shares access with the application site (44 Featherstone Street).
- 5.5 The southern side of Featherstone Street is residential in nature and immediately opposite the site is 15-18 Featherstone Street, a six-storey residential building. To the north of the site are commercial office buildings fronting Old Street.
- 5.6 Immediately adjacent to the east of the site is the Bunhill Fields and Finsbury Square Conservation Area and to the south, behind 15-23 Featherstone Street is the Bunhill Fields Burial Ground, a Grade I registered garden (designated heritage asset).
- 5.7 Featherstone Street has a one-way direction of travel for motor vehicles and on the north side of the road is a one-way segregated cycle lane going in the opposite direction to motor vehicles.

6. PROPOSAL

- 6.1 It is proposed to construct an additional seventh storey and to relocate various pieces of plant machinery to an existing roof area utilised for plant at first floor level. A small plant area and lift over run will remain on the new rationalised roofspace. The total height of the building will be reduced to 26m as parts of the existing plant took the total height of the building to 26.4m. There will be additional stepped infill extensions to the rear of the building, from ground to seventh storey levels.
- 6.2 Overall the office floorspace will be increased from 5,024sqm to 5,938sqm (GIA). The majority of this extra floorspace is being provided in the seventh storey extension but further floorspace is also being provided in the stepped infill areas to the rear of the building. In addition to this, the basement is being converted from ancillary storage space to usable office accommodation.
- 6.3 The main entrance to the building will be relocated to a more central location on the southern elevation and level access shall be provided into the building as well as a bespoke wheelchair lift to facilitate wheelchair access to the raised ground floor level. A further entrance to the building is being installed to the east of the site with internal voids on either side to allow light into the basement area. A further lightwell is proposed to the rear of the office floorspace to serve the basement.
- 6.4 The entire south elevation will be reconstructed with a black metal frame, charcoal render and green glazed ceramic tiles at ground floor level. This design approach will be continued onto the western, northern and eastern façades that will be rendered with matching grey/charcoal colour.

- 6.5 The reconstructed sixth storey floor and newly constructed seventh storey will be primarily glazed with black metal frames and incorporate set back terrace areas with metal balustrading to the Featherstone Street façade. The appearance of the top floor extension will continue around the building and there will be additional set back areas to the east and to the rear of the building with access provided only for maintenance.
- 6.6 Internally, various storage and plant areas in the basement will be removed and the new office floor space provided. The ground floor car parking and service area will be removed and replaced with cycle parking, including end-of-trip facilities (showers and lockers in the basement), refuse storage and a small plant area. One wheelchair parking space is also being provided, located on part the western façade at ground floor level, with access via the side access road that is shared with 48-50 Featherstone Street.

Revision 1

- 6.7 The scheme has been revised to address issues of sunlight and daylight to neighbouring properties.
- The seventh storey extension has been set back from Mallow Street by an additional 1.3m and the rear infill extension has been reconfigured. The rear infill extension now steps away from Mallow Street, from the fourth storey to the sixth storey, to reduce impacts on surrounding residential and office development.
 - The primary façade has been altered by removing a varied column of fenestration situated over the eastern entrance and the access doorways to the front facing terrace were altered to incorporate glazed sliding doorways.
 - Additional information was provided in terms of servicing and access during construction due to initial concerns that were raised by neighbouring residents. This includes the Logistics and Traffic Management Plan that demonstrates how access will be unaffected to the neighbouring courtyard to 48-50 Featherstone Street during the construction phase.

7. RELEVANT HISTORY:

PLANNING APPLICATIONS:

- 7.1 **P2013/1830/FUL** - Replacement of existing entrance door system and one ground floor window with new frameless double glazed door system and window, and installation of aluminium panelling with vinyl signage to the entrance. **APPROVED 06/08/2013**
- 7.2 **P060658** - Installation of replacement air handling unit on first floor plant terrace. **APPROVED 24/05/2006.**
- 7.3 **P010465** - Installation of wall mounted condenser at first floor level. **APPROVED 19/04/2001**
- 7.4 **961584** - Installation of roof mounted generator in acoustic housing. **APPROVED 22/10/1996**
- 7.5 **870637** – (41-46 Featherstone Street EC1) - Change of use from storage (Class B8) to offices (Class B1) 40 000 sq. ft. **APPROVED 22/06/1987**
- 7.6 **871078** - (41-46 Featherstone Street EC1) - External alterations and erection of an additional floor of 700 square metres. To be used for Class B1. **APPROVED 24/08/1987**

Monmouth House (19-23 Featherstone Street, London, EC1Y 8RN)

- 7.7 **P2015/3136/FUL** - Demolition of existing buildings and redevelopment of the site to provide a building of part 10, part 11 storeys fronting City Road and five storeys along Featherstone Street to provide 13,393sq.m. of office space (B1) including affordable workspace; 404sq.m. of retail (A1); together with ancillary hard and soft landscaping, revised vehicular access/egress, 302 cycle spaces, one disabled vehicular space, refuse/service arrangements and all other works associated with the development. This application may affect the character and appearance of a conservation area and the setting of a listed building. Town and Country Planning (Listed Building and Conservation Areas) Act 1990 (as amended). **APPROVED by the Former Mayor on 01/04/2016 – Currently under construction.**

8. CONSULTATION

Public Consultation

- 8.1 Letters were sent to occupants of 226 adjoining and nearby properties at Old Street, Featherstone Street, Mallow Street and Martha's Buildings on the 12th February 2019. A site notice and press advert were displayed on 14th February 2019. The public consultation of the application therefore expired on the 10th March 2019, however it is the Council's practice to continue to consider representations made up until the date of a decision.
- 8.2 The application underwent a second round of consultation, to surrounding neighbours on a 14-day basis, on the 20th June 2019 to inform objectors of the amendments to the scheme described in paragraph 6.7.
- 8.3 During the first round of consultation five objections were received. Three of these were from residents in the adjoining building 48-50 Featherstone Street. All three objectors cited issues of access to the rear parking/servicing area for both residents and the emergency service vehicles. The applicant subsequently provided a Logistics and Traffic Management Plan to address these issues. **This issue is addressed from paragraph 10.47.**
- 8.4 Two objections were received that highlighted the sunlight and daylight implications to their properties. One objector was from a residential property on the opposite side of Featherstone Street, Matisse Court (15-18 Featherstone Street) and the other was from a mixed-use building with office uses on the ground and first floor (9-10 Mallow Street). **Sunlight and Daylight is addressed from paragraph 10.25.**
- 8.5 The objector from 9 Mallow Street raised concerns due to their property not being specifically referenced in the body of the applicant's daylight report despite the rest of the building seeing high losses in terms of sunlight and daylight. The infill area was also unclear to the objector and it was felt that this could significantly close in the space immediately outside the window to their office. **This issue is addressed in paragraph 10.37.**
- 8.6 The objector at 15-18 Featherstone Street questioned the accuracy of the sunlight/daylight report as not all windows were shown on the windows map and in their view not all room/windows had been accurately assessed. The objector notes that the report also shows reductions above 20% which does not comply with BRE guidance and the effect on their balcony has not been assessed. **Sunlight and Daylight is addressed from paragraph 10.25.**

- 8.7 The objector from 15-18 Featherstone Street also highlighted potential privacy impacts due to the proposed terrace areas facing their property. **Privacy and overlooking impacts are addressed from paragraph 10.42.**
- 8.8 The appearance of the black façade was also questioned by the objector at 15-18 Featherstone Street as they consider it to not be in keeping with other buildings and that the dark appearance would contribute to an enclosing effect. It was also mentioned that the building would be out of keeping with other buildings on the street due to the increased massing and queried how large the plant area on the sixth floor roofspace would be. **Quality of design is considered at paragraph 10.8**
- 8.9 During the second round of consultation the same objector from 15-18 Featherstone Street provided further comments that disputed the accuracy of the sunlight and daylight assessment, mainly that the window arrangement to the top floor of the building is incorrect. Additional reasons for objections remained from their initial consultation response.

External Consultees

- 8.10 TfL Spatial Planning – No Comment

Internal Consultees

- 8.11 Transport and Highways – Servicing the building via parking on Featherstone Street is not suitable for collection/deliveries of large or heavy items. The collection and delivery of such heavy/large items should be from the onsite access way to the western side of the building. A banksman should be in attendance to ensure any larger servicing vehicles can safely manoeuvre over the cycle lane and into the access way.
- 8.12 Inclusive Design Officer –
- Accessible bathrooms should include a 1500mm turning circle
 - One cubicle per floor should be accessible to ambulant disabled persons
 - There should be a 1500mm clear landing after each flight of stairs.
 - The building is over 24m and therefore one lift should be a firefighting lift. Two refuge areas per floor are recommended.
 - Entry door to service/cycle area needs to be powered if heavier than 30N.
 - Accessible showers in the basement: the circulation arrangement from the lift is very tight to access the shower.
 - Additional disabled parking should be secured by way of a S106 agreement.
- 8.13 Conservation and Design Officer:
- The alterations to the façade of the building are welcomed as the current building has few notable aesthetical qualities. The inclusion of a central staircase to the front elevation with varying fenestration to the rest of the façade should be removed. This is attempting to acknowledge the existing projecting curved glazed column but this element of the existing building need not be retained.

- The south elevation drawing gives the extension a slightly top-heavy appearance but as this view is not possible from public views and very limited private views there will not be a significant impact on the townscape. The top floors are stepped back and when viewed from the street level, the massing would have a more legible appearance when read together with the surrounding built form.
- Given that there is an existing front facing terrace with balustrading, this element of the proposal does not raise a significant concern as there will be an improvement over the existing situation.
- The proposal causes a neutral-to-small amount of harm to the setting of the Bunhill Fields Burial Ground by reason of its visibility that is read against a much taller building beyond the application site. At the very most this harm would be less than substantial harm, at the lowest end of the scale, and should be weighed against any public benefits of the proposal.

8.14 Public Protection:

- Advise condition in relation to plant noise
- The development is in close proximity to the Monmouth House (**P2015/3136/FUL**) redevelopment, with the Old Street gyratory works about to start also. Featherstone Street has a cycle route and we have to consider the cumulative impact of these developments. I would advise a CMP is conditioned to mitigate those impacts and ensure that the site work closely with the other projects to minimise that cumulative effect.

Officer comment: *The applicant subsequently submitted a CMP but the Public Protection Officer requested for the condition to remain as the CMP did not address cumulative impacts and it was reiterated that a coordinated approach needs to be struck between 44 Featherstone Street and Monmouth house to ensure the cumulative impacts of the developments do not have unacceptable effect existing occupiers*

9. RELEVANT STATUTORY DUTIES & DEVELOPMENT PLAN CONSIDERATIONS & POLICIES

9.1 Islington Council (Planning Sub-Committee A), 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.) and;
- As the development is 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 11 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 8 the NPPF states: “that sustainable development has an economic, social and environmental role”.
- 9.4 Since March 2014 Planning Practice Guidance for England has been published online.
- 9.5 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.
- 9.6 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.
- 9.7 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.
- 9.8 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.

National Guidance

- 9.9 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.

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. Some weight is also attributable to the Draft London Plan (2018). The policies of the Development Plan are considered relevant to this application and are listed at Appendix 2 to this report.

Designations

9.11 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:

- Core Strategy Key Area – Bunhill and Clerkenwell;
- Employment Priority Areas (General);
- Central Activities Zone;
- Archaeological Priority Area - Moorfields;
- Finsbury Local Plan Area – Old Street (BC3)
- Article 4 Direction A1-A2;
- Article 4 Direction B1(c)-C3

Supplementary Planning Guidance (SPG) / Document (SPD)

9.12 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 and Conservation
- Neighbouring Amenity
- Highways and Transportation
- Inclusive Design
- Energy Efficiency and Renewable Energy
- Planning Obligations and CIL

Land-use

10.2 Policy CS13 (Part A) of the Islington Core Strategy encourages new employment floorspace and business floorspace that is located in the CAZ where access to public transport is greatest. New business floorspace should be flexible to meet future business needs and should provide a range of unit types including those suitable for SME's. Part C of CS13 requires office developments providing over 500sqm (GEA) to provide on-site construction training opportunities as well as jobs and training opportunities, including apprenticeships, and contributions towards childcare facilities where there is a proven need.

10.3 Policy DM5.2 (Part A) of the Islington Development Management Policies states that proposals resulting in a loss or reduction of business floorspace will be refused and this is reiterated in Policy BC8 of the Finsbury Local Plan: 'no net loss of business floorspace will be permitted'.

- 10.4 Policy BC3 of the Finsbury Local Plan relates to the Old Street area in which the application site is located. Policy BC3 seeks to enhance the Old Street area by making it a distinctive, high quality, diverse and vibrant commercial destination within central London. The environmental quality of the roundabout will be transformed through coordinated public and private investment, with complementary improvements to neighbouring residential areas, including, inter alia, business uses, including work spaces suitable for occupation by small and micro enterprises, and supporting uses.
- 10.5 The development proposes 914sqm (GIA) of additional office B1(a) floorspace. In addition, ancillary storage areas in the basement and servicing areas at ground floor level are being converted to office floorspace and therefore there will be a net increase in usable floor area above the amount being provided in the extended areas of the building. The development includes a Net Internal Area uplift of 617sqm.
- 10.6 The majority of the new floorspace in the new seventh storey is shown as being an open plan office area with windows on all four sides. It would therefore be possible to divide the space up to provide different unit types with the potential for small units that could be occupied by SME's, in accordance with Policy BC3 and Part A of CS13. This approach is commensurate with a minor application that proposes less than 1,000sqm (GIA) of new office floorspace. In terms of Part C of CS13, obligations will be secured via a S106 agreement to provide a financial contribution towards employment and training (£11,055) as well as construction training (£5,000). The heads of terms for the S106 are listed under Appendix 3.
- 10.7 As the development is proposing additional office floorspace, with no change of use or loss of office floorspace, the development is considered to be acceptable in land use terms and is in compliance with policies CS13 of the Islington's Local Plan, DM5.2 Islington's Development Management Policies and BC8 of the Finsbury Local Plan. The obligations that will be secured will also ensure that the development is compliant with the aspirations of BC3 as well as part C of CS13.

Design and Conservation

- 10.8 Paragraph 193 of the NPPF (2019) states that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). Furthermore, at paragraph 196: 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 10.9 London-wide planning policies relevant to design and conservation are set out in Chapter 7 of the London Plan, and the Mayor of London's Character and Context SPG is also relevant. At the local level, Policy CS9 of Islington's Core Strategy (CS) 2011, Policy BC of the Finsbury Local Plan (2013) 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.
- 10.10 Policy DM2.3 states that 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. The Bunhill Fields and Finsbury Square Conservation Area Guidance highlights the special character that the area possesses and that the conservation area contains a number of famous historic buildings and open spaces. The application site is not within the Bunhill Fields and Finsbury Square Conservation Area but it borders the Conservation Area to the east (Image 8 below) and therefore any potential impact that the development may have on the character and appearance of the area must be assessed.

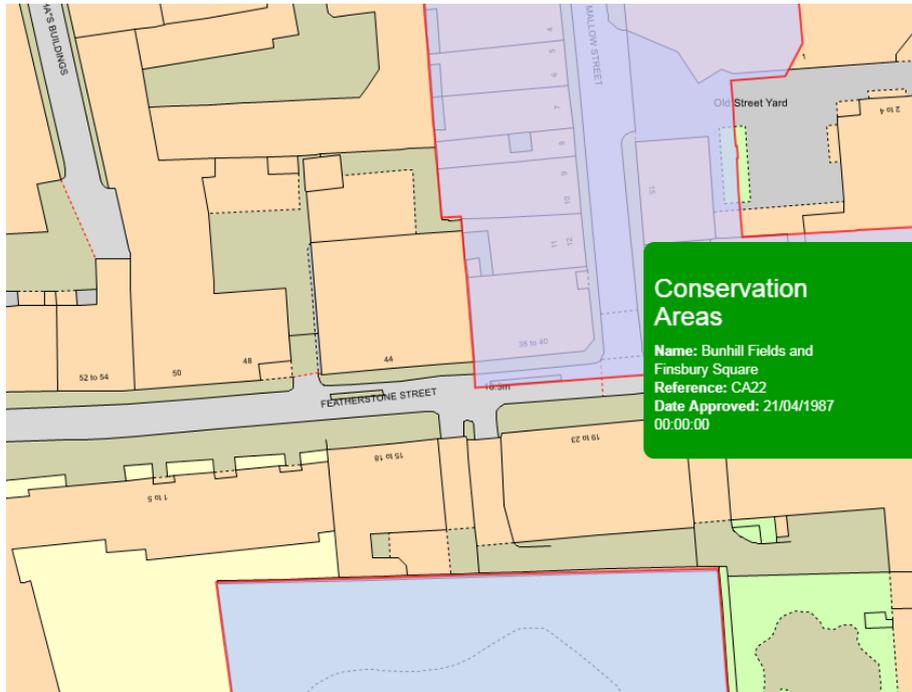


Image 7 – Map of Application Site and Bordering Conservation Area.

10.11 The development incorporates a new façade to the primary elevation of Featherstone Street and the west façade that fronts a shared access road with the neighbouring property, 48-50 Featherstone Street. The existing façade to these two elevations is of a mid-late 20th century design that bears little architectural significance and does not make a particularly positive contribution to the streetscape or adjoining conservation area. The ground floor is clad in granite with an art deco appearance that has some fine detailing and the upper levels are clad in mat metallic grey with a protruding glazed curved column.

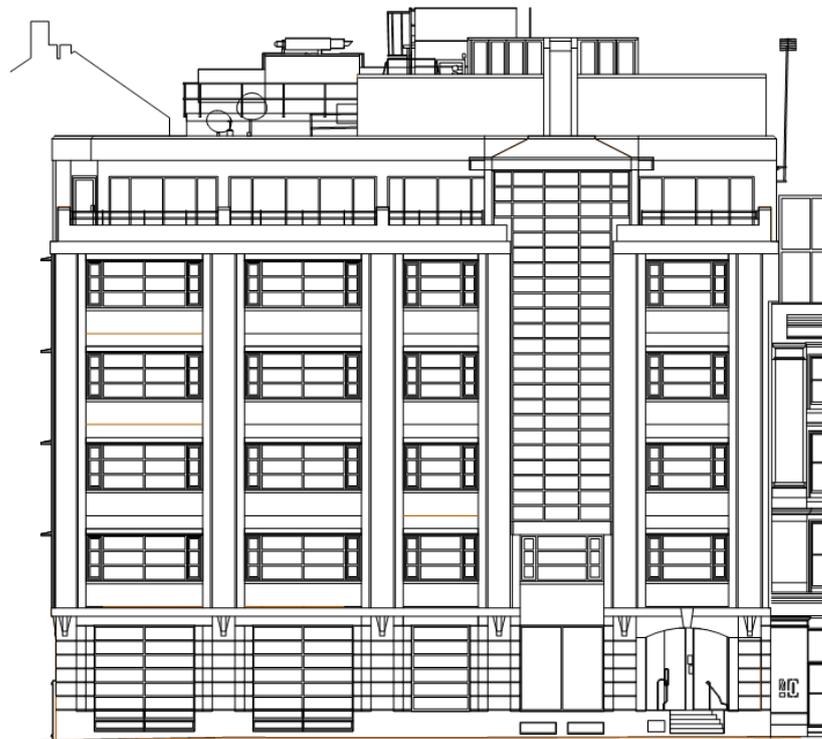


Image 8 – Existing Front Elevation

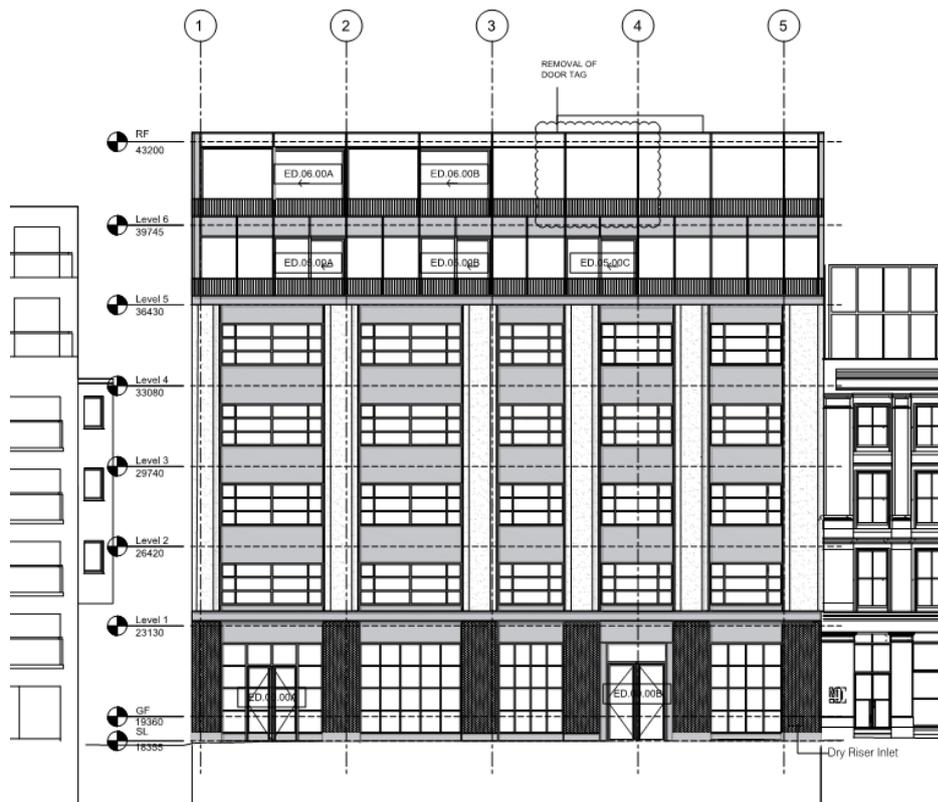


Image 9 – Proposed Front Elevation



Image 10 – CGI of development viewed from Featherstone Street

- 10.12 The entire façade to both the south and west elevations are to be completely reclad. At ground floor level the Featherstone Street elevation will include enlarged windows and glazed green tiling. The main entrance will also be relocated to the west and level access provided. This ground floor treatment will wrap around onto the side access road by a single bay. The upper floors to Featherstone Street will include horizontal metal fins with dark grey matt metal panels, charcoal render columns and black aluminium window frames. The side elevation (to the access road) will be rendered in a charcoal colour with matching black aluminium window frames.
- 10.13 The top floor extensions at fifth and sixth floor levels will continue the dark grey metallic fins and panelling from the lower levels but more glazing will be installed with sliding doorways that provide access to the two front facing terrace areas and associated metal balustrading.
- 10.14 The proposed redesign of the building with new façade treatments, replacement extension at fifth floor level and new extension at sixth floor level are considered to be of a satisfactory design and is an improvement over the existing situation. Currently the roof top plant area that sits on top of the fifth floor represents a visually intrusive element to the building that is visible from the upper levels of surrounding buildings. It is clear that this plant has been added to over the years with little aesthetic consideration as the rooftop is only partially visible from very limited views. Despite this, the proposal to remove the rooftop plant and replace it with a sixth floor roof extension will enhance the visual appearance of the building, from both public and private views. Concern was raised from the Design and Conservation officer over the top heavy appearance of the extension in elevation view. However, this view does not accurately portray how both the sixth and seventh storeys are set back and taking this into consideration, along with the fact that this view is only possible from a limited number of private views, the slightly higher proportion of the top floor is acceptable and does not represent an unacceptable effect on the townscape nor have a negative effect on the adjoining conservation area.

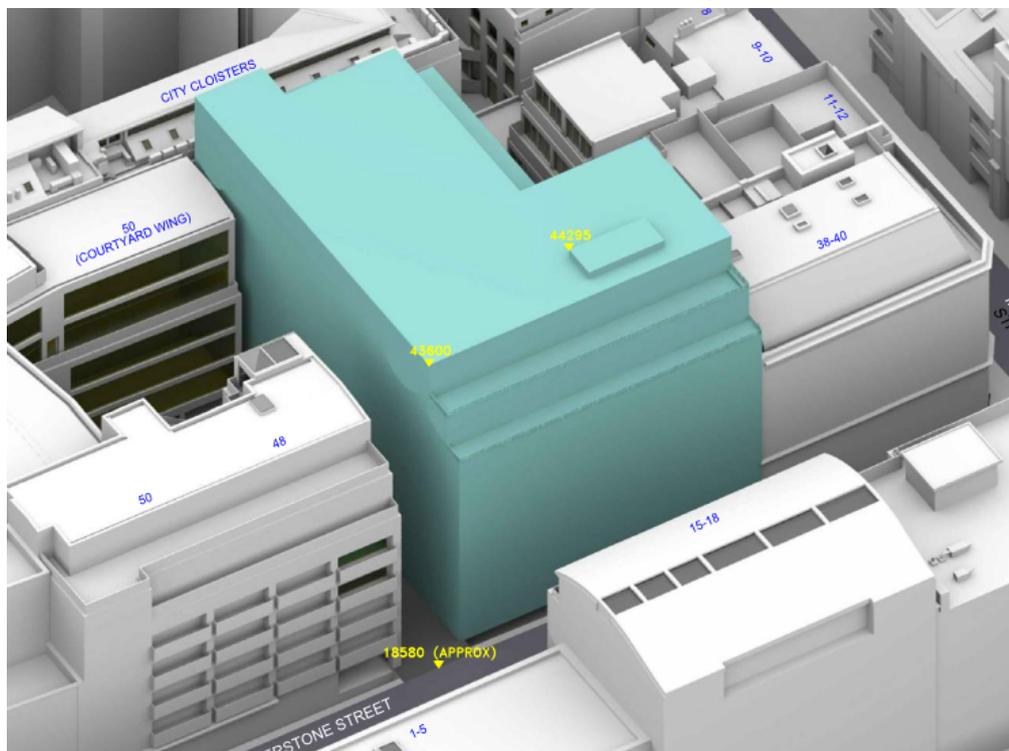


Image 11 – Front Massing Diagram

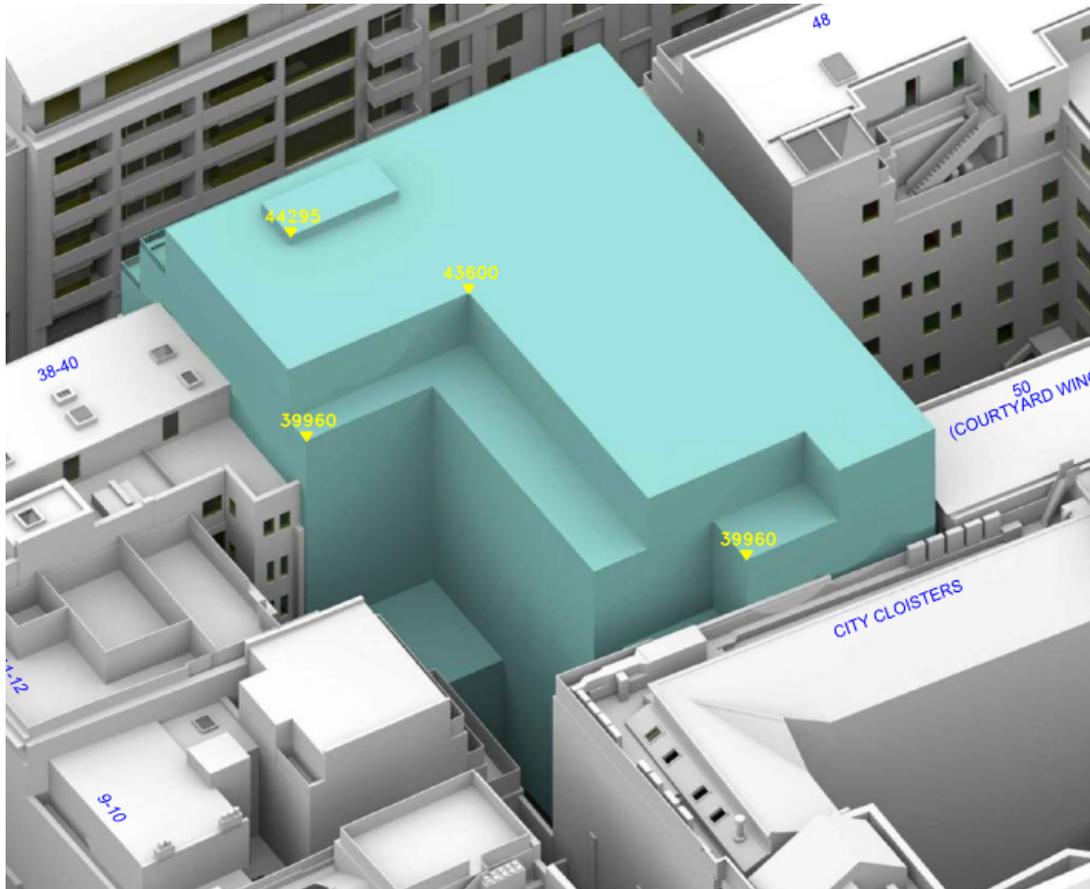


Image 12 – Rear Massing Diagram

- 10.15 The application site is within close proximity to the Grade I registered (designated heritage asset) – the Bunhill Fields Burial Ground that is situated to the south, behind 15-23 Featherstone Street (on the opposite side of the road top number 44). Policy BC3 of the Finsbury Local Plan Part D states ‘New buildings adjacent to the Grade I listed Bunhill Fields Cemetery should exhibit a scale, massing and design which enhances its heritage value, and should also incorporate design measures that enhance the biodiversity value of adjacent areas.
- 10.16 The applicant has provided views from the burial ground of the proposed development within the submitted Design and Access Statement. The imagery confirms that the development at 44 Featherstone Street will be obscured from certain views due to the construction at Monmouth House (19-23 Featherstone Street), to the east of the current application site, that includes a five storey construction along Featherstone Street. The statement also notes that there will be a view of the extension from the west of the burial ground but an existing building in the background will lessen the impacts to this view and that the extension does not protrude beyond the built form of this building behind. It should also be noted that the existing roof line of the building is already in view from this position and the additional visibility of the extension would represent minimal harm to the to the Grade I heritage asset.
- 10.17 Overall, it is considered that the effect the development will have on heritage amounts to, at worst, less than substantial harm, being at the lower end of the scale in this regard. The roof massing to 44 Featherstone Street is being rationalised and the building is being reclad to provide a contemporary aesthetical appearance. Furthermore, there will be further public benefits provided from the development via increased office floorspace and the associated employment and economic benefits this will bring to the area. Therefore, any harm that is being caused to the surrounding designated heritage assets is being sufficiently outweighed by the public benefits that will be realised should the development be approved and implemented.

10.18 In terms of Policy BC3 of the Finsbury Local Plan, the application site is not adjacent to the Grade 1 registered Bunhill Fields Burial Grounds but it within close proximity with a very minimal area of the roof extension being visible from the cemetery (Image 8 below). The proposed development at 44 Featherstone Street will also investigate the feasibility of installing a green/brown biodiverse roof by the requirements of condition 13 which can enhance the biodiversity value of the area should the building be structurally capable of supporting a green/brown roof.



1 | Existing. A small portion of the existing 44 Featherstone Street can be seen behind the newly completed residential scheme 'The Featherstone'.

Image 13 - Extract from section 4.7 of the Design and Access Statement



1 | Proposed. The extents of the new roof are shown in this view. The volume of 44 Featherstone street does not protrude beyond outline of the Bower.

Image 14 - Extract from section 4.7 of the Design and Access Statement

10.19 Overall, the design amendments to the building at 44 Featherstone Street are considered to be of a sufficiently high quality and represent a significant improvement over the existing situation. The proposed extension and recladding to the building have responded positively to the surrounding built form and the roof top extension has been sufficiently set back as to not detract from the streetscape. The use of metal framework with predominant glazing will give the extension a light weight appearance and the general materiality of the new facades are considered to be of a high standard that will not detract from the character or the appearance of the neighbouring conservation area, the surrounding streetscape or the setting of the Grade I registered heritage asset, causing only minimal harm to surrounding heritage. It is therefore concluded that the proposals, in terms of design and conservation complies with policy CS9, DM2.1 and DM2.3 as well as the principles of the NPPF.

10.20 In accordance with Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990, in assessing the proposals hereby under consideration, special regard has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area and the Grade I listed heritage asset.

Neighbouring Amenity

10.21 Policy 7.6 of the London Plan provides that development should not cause unacceptable harm to the amenity of surrounding properties, particularly residential buildings. This is reflected at local level in Policy DM2.1 of the Islington Development Management Policies, which requires developments to provide a good level of amenity, including consideration of noise, disturbance, hours of operation, vibration, pollution, overshadowing, overlooking, privacy, sunlight and daylight, over-dominance, sense of enclosure and outlook.

Noise

10.22 It is proposed to remove the plant machinery from the existing sixth floor roof area and install modern efficient plant equipment at first floor level location to the side of the building facing Mallow Street, where various pieces of plant machinery are currently located. This area is in close proximity to existing residential premises at 9-12 Mallow Street.

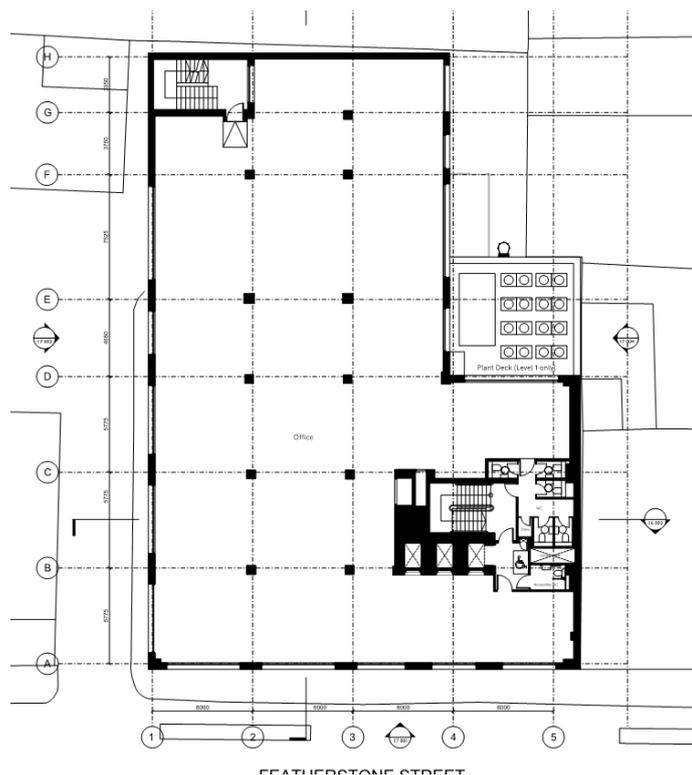


Image 15 – Proposed First Floor Plan

- 10.23 The plant at first floor level will be surrounded by an acoustic enclosure, the details of which will be submitted to the council in line with the requirements of condition to ensure the plant machinery in this area does not adversely affect surrounding occupiers a further condition will be included that requires the plant machinery to operate at least 5dB(A) below the background noise level.
- 10.24 An additional plant area will be positioned on the top floor extension next to the lift overrun. The sound emitted from this plant area will also be controlled via condition to protect the amenities of surrounding occupiers.

Daylight/Sunlight

- 10.25 When assessing the daylight and sunlight impact of new development on existing buildings, Building Research Establishment (BRE) criteria is adopted. The application has been submitted with a daylight and sunlight assessment dated December 2018 and a subsequent updated version, dated May 2019, was provided due to rooftop massing amendments. Concerns were raised to the applicant over the results in the original report and two objections were received in relation to sunlight and daylight impacts over the design originally proposed. Due to this, the massing of the extended areas were amended (para 6.5) and the application went out for public consultation with the updated May 2019 report. One of the objectors also questioned the accuracy of the report as the window shown to the top floor of 15-18 Featherstone Street serves two room whereas in the report it is depicted as a single window serving a single room.
- 10.26 The May 2019 report provided a number of results that raised concerns in terms of the overall light reductions to surrounding properties and further information was requested so that an accurate assessment could be conducted, such as exact room uses and daylight distribution diagrams for the most affected properties. The inaccuracies highlighted by one of the objectors were also raised to the applicant and their sunlight/daylight consultant and it was requested for the massing to be reconfigured and updated report provided to ensure the light reductions to surrounding properties are reduced to within acceptable limits. The applicant subsequently provided an updated report dated July 2019 Version 1 and the following assessment is based on this latest report.
- 10.27 The assessments were carried out with reference to the 2011 Building Research Establishment (BRE) guidelines which are accepted as the relevant guidance. The supporting text to policy DM2.1 identifies that the BRE 'provides guidance on site layout planning to achieve good sun lighting and day lighting'.
- 10.28 Where these guidelines are exceeded then sunlighting and/or daylighting may be adversely affected. The BRE Guidelines provide numerical guidelines, the document though emphasizes that advice given is not mandatory and the guide should not be seen as an instrument of planning policy, these (numerical guidelines) are to be interpreted flexibly since natural lighting is only one of many factors in site layout design.

Daylight

- 10.29 The BRE Guidelines stipulate that there should be no real noticeable loss of daylight provided that either:

The Vertical Sky Component (VSC) as measured at the centre point of a window is greater than 27%; or the VSC is not reduced by greater than 20% of its original value. (Skylight);

And

The daylight distribution, as measured by the No Sky Line (NSL) test where the percentage of floor area receiving light is measured, is not reduced by greater than 20% of its original value.

10.30 The July 2019 report identifies a 94% pass rate (217 of 230) for daylight when using the VSC assessment methodology. All of the 13 windows that fail the VSC test (having a reduction of more than 20%) have existing VSC values below 10% (apart from W1/304 to 48 Featherstone Street – 10.65%) and 8 of the 13 have existing values below 1%. Due to the low existing VSC levels, the results provide reduction figures above 20% but the perceptible reduction in light will be negligible given the low existing daylight figures. It should also be noted that 39 windows will experience improvements in VSC but similarly all these improvements are to windows with low existing values or the gains themselves are very low. The windows that fail the strict application of BRE guidance are set out in the following tables:

Address	Window	Room Use	VSC (existing)	VSC (proposed)	VSC Reduction (%)
48 Featherstone Street	W1/303	LKD	6.32	4.93	21.99
	W1/304	LKD	10.65	7.53	29.3
15-18 Featherstone Street	W7/341	Living Room	0.88	0.68	22.73
	W6/343	Living Room	0.17	0.12	29.41
	W9/343	Living Room	0.21	0.15	28.57
	W11/343	LKD	0.29	0.22	24.14
	W4/344	Living Room	0.10	0.07	30.00
	W6/344	Living Room	0.25	0.19	24.00
	W9/344	Living Room	0.80	0.26	67.50
	W11/344	LKD	0.89	0.31	65.17
	W14/344	LKD	0.43	0.12	72.09
	W16/344	LKD	0.20	0.12	40.00

Table 1: VSC Results over 20%

- 10.31 Looking at the losses seen to 48 Featherstone Street, the two windows which will see reductions above 20% are small side windows on the east elevation facing the development site at 44 Featherstone Street. The windows will see reductions of 21.99% and 29.3% on the third and fourth floor respectively. These windows serve as secondary windows to living/kitchen/dining rooms with the primary window to these rooms facing south towards Featherstone Street. These primary windows (W8/303 and W8/304) are unaffected by the development at 44 Featherstone Street and have no loss in VSC.
- 10.32 BRE guidance states (paragraph 2.2.11): ‘Existing widows with balconies above them typically receive less daylight. Because the balcony cuts out light from the top part of the sky, even a modest obstruction opposite may result in a large relative impact on the VSC, and on the area receiving direct skylight’.
- 10.33 Turning to 15-18 Featherstone Street opposite the development site, it is evident that the high VSC losses are due to the poor existing situation, with all windows having an existing VSC level below 1%. This is due to the arrangement of the windows to the building, some of which are set back from the façade of the building due to inset terrace areas. The worst effected windows are tucked underneath balconies to the units above and this is resulting in poor existing VSC values. Furthermore, the rooms at 15-18 Featherstone Street that have windows that fall below 20% are served by multiple widows (seven) and therefore the rooms will still benefit from sufficient VSC levels from the remaining windows that comply with BRE guidance.
- 10.34 The daylight distribution results have been provided in the July 2019 report, including the existing v proposed contour lines for each effected room. Of 112 rooms tested 110 pass (98%) the strict application of BRE guidance and 7 rooms will experience an improvement over the existing situation with the proposed development in place.
- 10.35 The two rooms that will be affected beyond the BRE guidance limit of 20% are rooms R1/62 to 9-10 Mallow Street (28.4%) and R3/344 to 15-18 Featherstone Street (22.3%).

Address	Room	Whole room SQF	Existing DD	Proposed DD	Loss SQF	Reduction %
9-10 Mallow Street	R1/62 (bedroom)	169.1	112.7	80.7	32.0	28.4
15-18 Featherstone Street	R3/344 (LKD)	255.7	76.1	59.1	17.0	22.3

Table 2: Daylight Distribution results over 20% reduction

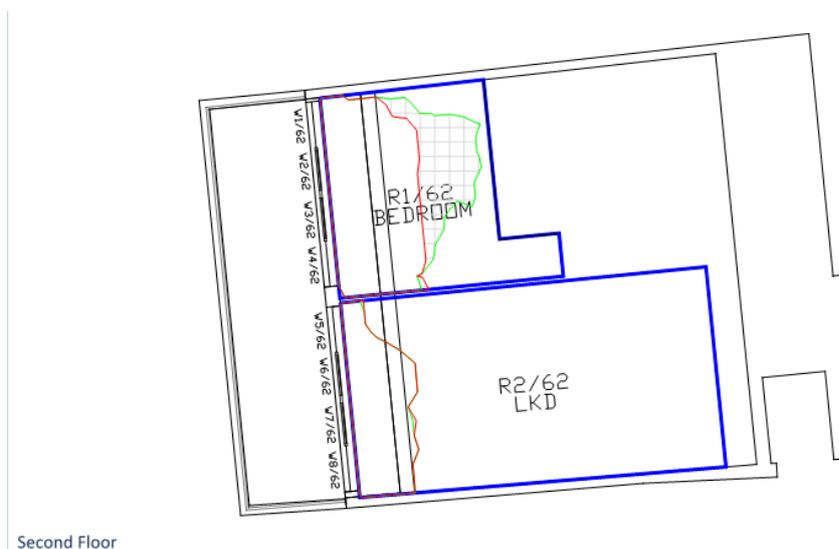


Image 16 – Daylight Distribution Contour Lines for 9-10 Mallow Street

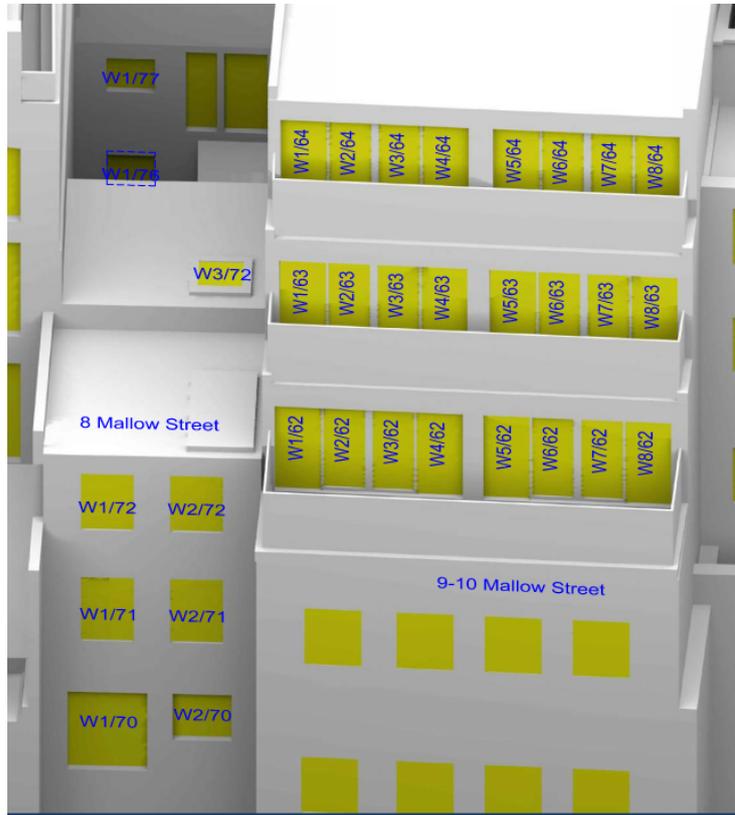


Image 17 – Windows Map for 9-10 Mallow Street.

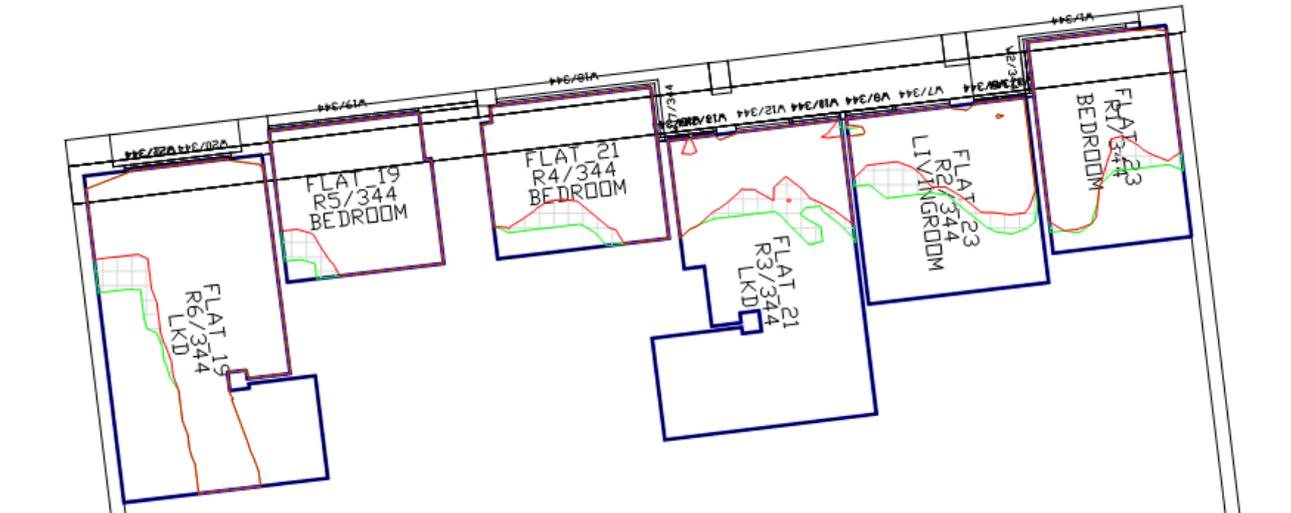


Image 18 - Daylight Distribution Contour Line for 15-18 Featherstone Street Fourth Floor.



Image 19 – Windows Map for 15-18 Featherstone Street.

- 10.36 The contour lines for these two rooms indicate that while the reductions are above the 20% figure suggested by BRE guidance, the rooms will not be impacted to such a degree that would be detrimental to the amenity of the residents of these units. The effected room to 9-10 Mallow Street is a bedroom where there is more flexibility when applying BRE guidance as main habitable rooms (living rooms) are of most concern when considering acceptable light reductions. The reduction of 28.4% is therefore acceptable in this instance as it still falls below 30% which is often deemed acceptable in a dense urban environment, such is the case with the area to the rear of 9-10 Mallow Street. The reduction figure of 22.3% at 15-18 Featherstone is sufficiently close to the 20% guidance figure as to also be deemed acceptable in this instance.
- 10.37 An objection has been received from an office unit at 9-10 Mallow Street, raising concern over the potential effect on the working environment at this property due to reduced sunlight and daylight. The property is listed under appendix 3 (windows map) of the updated report as W1-W4/60 9-10 Mallow Street (drawing number P1978/WM/02 Rel:10). BRE guidance prioritizes the effect on residential units but it does state that the guidance can be applied to ‘some office’ development (Paragraph 2.2.2 of the 2011 BRE Report).
- 10.38 In spite of the lack of numerical results available, the potential effect on the office units are considered to be acceptable. The ground floor of 9-10 Mallow Street is set back from the east façade of 44 Featherstone Street by 4.5m with the visible façade of the building raising by 22m from ground floor level. Due to the roof top extension being set back from the east elevation by 3.25m, it is unlikely that the proposed roof top extension will have a perceptible effect on the occupants within the office floorspace and that there will be a negligible effect on VSC. Looking at the results for the second floor residential accommodation at 9-10 Mallow Street (set back by an additional 3m), R1/62 experiences existing VSC figures of between 5.5% and 6.5% with reductions of between 12.6% and 0.54%. R2/62 (to the south of R1/62) experiences VSC gains as the existing rooftop plant is being removed towards the front of 44 Featherstone Street that is higher than the extension proposed.

10.39 The infill extension to the rear of the building is stepped away from Mallow Street from fourth to sixth floor levels to address concerns that were initially raised. Therefore, this element of the development has been modified to address the potential sunlight/daylight effects on the premises along Mallow Street that adjoin the application site. Given the existing situation, the alterations that have been made to the massing and the updated results provided for surrounding units, it is concluded that the effect on VSC to both the ground and first floors units at 9-10 Mallow Street will be permissible under BRE guidance.

10.40 Sunlight: the BRE Guidelines confirm that windows that do not enjoy an orientation within 90 degrees of due south do not warrant assessment for sunlight losses. For those windows that do warrant assessment, it is considered that there would be a noticeable loss of sunlight where:

- *The centre of the window receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21st September and 21st March (winter) and*
- *Receives less than 0.8 times its former sunlight hours during either period and*
- *Has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours?*

10.41 The July 2019 report assesses windows at 11-12 Mallow Street, 9-10 Mallow Street, 8 Mallow Street, 48 Featherstone Street and 15-18 Featherstone Street. The report highlights that none of the windows tested fail the sunlight test outlined in paragraph 10.40. For a room to fail the BRE Guidance in terms of sunlight, it needs to fail on all three criteria. While some windows experience reductions in annual APSH which exceed 20%, the absolute reductions are less than 4% and therefore these reductions are compliant with BRE guidance.

Privacy/Overlooking/Overbearing

10.42 The development proposes front facing terrace areas to Featherstone Street at both fifth and sixth floor levels. The existing building already includes an accessible terrace (34.5sqm) at fifth floor level that fronts Featherstone Street (image at paragraph 3.2). The new terrace at sixth floor level (55.5sqm) will be set back by an additional 1.75m from the fifth floor terrace (38sqm) below. As there is already a front facing terrace in this location, the addition of a second terrace, set back and at a higher level, does not raise adverse concerns in terms of overlooking and effect on privacy to surrounding occupiers. Terraces to office developments such as the one proposed are not used at unsociable hours due to the nature of the office use. Condition 4 limits the hours of use of these terrace areas to ensure the amenities of surrounding occupiers are not adversely affected (0800-1800 Monday to Friday). The set-back area that faces Mallow Street is non-accessible and this will also be controlled via Condition 4.

10.43 There are currently various pieces of plant equipment on the roof space at 44 Featherstone Street. This application seeks to remove this plant, replacing it with an additional extension, set back 4.35m from the primary elevation to Featherstone Street. This alteration will have visual amenity benefits for those occupiers on the upper levels of neighbouring properties who have private views of the roofspace, mainly the upper levels of 15-18 Featherstone Street on the opposite side of the road to the application site, with an approximate separation distance of 12m. It is also considered that removing the plant and replacing it with a set-back single storey extension will have a negligible impact in terms of an overbearing affect and in this regard no adverse concerns are raised.

10.44 Overall, the development proposed is concluded to not result in unacceptable adverse effects on the amenities of surrounding occupiers in terms of noise, sunlight/daylight, privacy or having an overbearing effect. Sufficient amendments to the massing have been made and analysis provided that confirms there will be minor effects in terms of sunlight/daylight. Having regard to the specific characteristics of the affected properties the development is concluded to not have unacceptable negative effects on surrounding occupiers. Where necessary, conditions have been included to control any potential effects that have been identified to ensure no negative effects to neighbouring amenity will be realised such as controlling plant noise and hours of use of the terrace area. The development is therefore considered to comply with the relevant London Plan, Islington Core Strategy Finsbury Local Plan and Islington's Development Management Policies.

Transport and Highways

10.45 Development Management Policy DM8.2 requires development proposals to meet the transport needs of the development and address its transport impacts in a sustainable manner and to adequately address delivery, servicing and drop-off requirements.

10.46 The current building includes a loading area to the rear with associated parking, including a disabled parking bay. It is proposed to remove this loading area and vehicle parking and replace it with bicycle parking and refuse storage areas. It has been stated by the applicant that servicing is currently conducted on-street and that the loading area is no longer used for servicing purposes. Given that there will be an intensification of use as a result of the additional floorspace, a continuation of on-street servicing was not considered to be satisfactory, especially given that at this point on Featherstone Street there is a segregated one-way cycle lane on the same side of the road as the application site. To address this issue a Servicing Strategy document was provided that confirms a banksman will be available during office opening hours to guide larger servicing vehicles into the side access road so the loading and unloading of larger items, including refuse, can be conducted without blocking Featherstone Street and so the vehicle can make a safe reversal manoeuvre over the cycle lane. The document also includes swept path analysis to confirm this manoeuvre is possible (Image 10). Deliveries of smaller items can be safely conducted by parking on the other side of Featherstone Street where there is a single yellow line that allows short stay parking for loading purposes. The requirement of a banksman for servicing will be controlled via Condition 10. The servicing strategy outlined above is considered to be satisfactory and accords with the principles of Policy DM8.2.

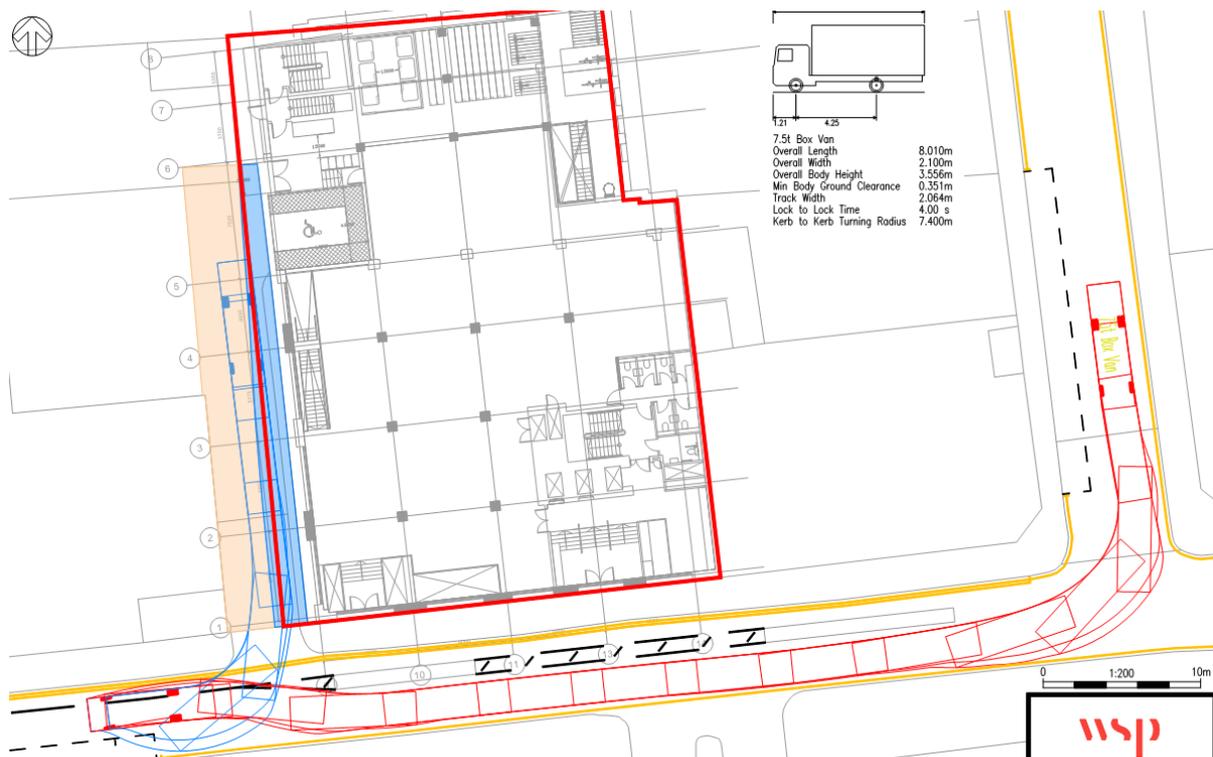


Image 20 – Swept Path Analysis for Larger Servicing Vehicles

10.47 Three objections were received that raised concerns over access to the adjoining rear courtyard to 48-50 Featherstone Street during the construction period. These concerns were raised to the applicant who provided a Logistics and Traffic Management Plan to address the objections. The document confirms that the construction scaffolding can be erected in such a way as to not obstruct access for private vehicles or for emergency service vehicles by having a 5m clear headroom.

- 10.48 The application has been submitted with a Waste Management Strategy that identifies the potential waste production of the development and the requisite collection requirements. An area to the rear of the ground floor has been allocated to refuse storage and the ground floor plan indicates that 6 x 1,100 litre Eurobins can be located in this area. Waste collection will occur via the side access road seen in Image 20. Overall the waste management strategy for the site is considered to be acceptable.
- 10.49 Policy DM8.4 requires bicycle parking to be provided in accordance with Table 6.1 (Appendix 6). A total of 68 standard size cycle parking spaces are shown on the ground floor plan (both 2-tier and 3-tier Josta systems) which is above the requirement of 1 per 80sqm of office floor space. In addition, four accessible cycle parking spaces are provided as well as 8 lockers for folding Brompton bikes. Cycle parking details are secured via Condition 14.
- 10.50 The disabled parking space that is currently located in the rear servicing area is being relocated to the side of the servicing and cycle access entrance (Condition 11). In addition, Policy DM8.4 requires end of trip facilities to be provided within developments over 100sqm, including extensions. The application includes showers and drying rooms in the proposed basement area and therefore this element of the policy is considered to be satisfied.
- 10.51 The travel plan submitted outlines the increased journey frequencies on existing transport modes as a result of the proposed development. While this document is not required for an application proposing less than 2500sqm of B1 floorspace, there are no adverse concerns raised over the details provided and the uplift in floor area will not lead to capacity issues for surrounding transport modes.
- 10.52 It is considered that the proposals have incorporated sufficient sustainable and accessible transport facilities to meet the transport needs of the building and is in compliance with the relevant transport policies of the Development Plan.

Accessibility

- 10.53 Comments received from the Inclusive design officer sought clarification over the accessible elements that have been incorporated into the design.
- 10.54 Level access is being provided into the building and a bespoke wheelchair lift will be installed to provide access to the raised ground floor level. An accessible WC is provided on each floor and there are three lifts provided, each capable of carrying a wheelchair user. As the building is over 24m in height, one of the lifts should be a firefighting lift capable of being used during a fire for the emergency services and the plans confirm that this has been incorporated into the design. Refuge areas for wheelchair users and those with mobility issues have also been provided on the upper levels. It was stated by the Inclusive Design Officer that one toilet cubicle per floor should be accessible to ambulant disabled persons. This requirement will be secured via condition 7.
- 10.55 Overall, it is considered that the design has incorporated sufficient inclusive design measures to meet the needs for wheelchair users and those with mobility difficulties. Provisions have been made in terms of accessible transport facilities in the basement and it is therefore concluded that the development is sufficiently inclusive and accords with the principles of Islington's Inclusive Design SPD (2014).

Energy Efficiency and Renewable Energy

- 10.56 Policy CS10 of Islington's Core Strategy seeks to minimise contributions to climate change and requires all development to demonstrate that it has minimised on-site carbon dioxide (CO₂) emissions by using less energy through maximising energy efficiency, supplying energy efficiently using low carbon heating and cooling systems, and using on-site renewable energy generation.

- 10.57 Policy DM7.1 requires proposals to integrate best practice sustainable design during the design, construction and operation of the development, as set out in the Environmental Design SPD. Policy DM7.2 relates to carbon reductions and energy efficient in minor schemes to achieve best practice energy efficiency standards, in terms of design and specification.
- 10.58 The development proposed creates below 1000sqm of additional office floorspace and is classed as a minor application. The applicant has provided an Energy and Sustainability Statement as well as a BREEAM report that address the policy requirements for a minor development such as the one proposed. The BREEAM assessment indicates that the development can achieve an 'Excellent' score which is the high standard usually applied to major developments and this requirement will be secured via condition 12.
- 10.59 The Energy and Sustainability Statement indicates that the development will achieve onsite cumulative CO2 savings of 33.13% using the Mayor's energy hierarchy (Be Lean, Be Clean and Be Green). As this is a minor application for an office extension and not a new build application, it is considered that the energy saving measures and the 'Excellent' BREEAM rating that the building will achieve sufficiently address that sustainability measures referenced in Policies CS10, DM7.1 and DM7.2.

Planning Obligations, Community Infrastructure Levy and local finance considerations

- 10.60 As the proposal creates additional office floorspace in the CAZ, the development is eligible to pay Mayoral and Borough CIL.
- 10.61 It was suggested by the inclusive design officer that additional accessible parking bays should be secured by way of a S106 agreement. If these spaces are not possible on site, then a contribution must be made towards accessible transport modes in the vicinity. The application is proposing a high volume of cycle parking, including tricycle parking and Brompton (folding bike) lockers, in the existing parking and servicing area. In addition, the one existing disabled parking bay is being retained (condition 11). Due to the location of the site, within the CAZ and in close proximity to various transport modes with a PTAL score of 6b (the best possible) and because the application is prioritising sustainable and inclusive transport modes on site, the requirement to make a contribution towards accessible parking is not necessary in this instance. A move away from car dependency is promoted by both the Mayor and within Islington's Development Management Policies (paragraph 8.19).
- 10.62 The applicant has indicated their agreement to enter into a S106 agreement that will require the applicant to make a financial contribution towards employment and training as well as construction training.

11. SUMMARY AND CONCLUSION

- 11.1 The provision of extended office accommodation is considered to be an appropriate land use intensification in the CAZ and an Employment Priority Area (General) and this is supported by the development plan. A S106 agreement will also be secured to provide employment and training (£11,055) as well as construction training (£5,000).
- 11.2 The overall design of the development has been assessed over its quality, effect on the neighbouring conservation area and Grade I listed heritage asset. It is concluded that the design is of a sufficiently high quality to be permissible and represents a significant improvement over the existing situation.
- 11.3 The assessment has concluded that there will be minimal harm to the Grade I designated heritage asset due to the visibility of the development from the Bunhill Fields Burial Ground. However, the public benefits of the proposals such as increased employment opportunities and visual amenity improvements outweigh the minimal harm that is being caused and therefore the development is in accordance with the NPPF and Policies DM2.3 and BC3.

- 11.4 Potential effects on neighbouring amenity are been deemed to be acceptable after amendments to the massing addressed initial concerns over sunlight and daylight implications for neighbouring occupiers. Conditions have been included that control the hours of use of the terrace area and the acceptable noise levels from the plant equipment, conditions 4 and 5 respectively.
- 11.5 An adequate servicing arrangement has been agreed and is secured by condition 10. and the building incorporates sufficient inclusive design measures.
- 11.6 In accordance with the above assessment, it is considered that the proposed development is consistent with the policies of the National Planning Policy, the London Plan, the Islington Core Strategy, the Finsbury Local Plan, Islington Development Management Policies and associated Supplementary Planning Documents and should be approved accordingly

Conclusion

- 11.7 It is recommended that planning permission be granted subject to conditions and the satisfactory completion of a S106 legal agreement.

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;

- a) A contribution of £11,055 towards employment and training opportunities.
- b) A contribution of £5,000 towards construction training.

RECOMMENDATION A

List of Conditions:

1	<p>Implementation Period</p> <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	<p>Approved plans list</p> <p>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p><u>Existing and Demolition Plans</u></p> <p>006-TWA-XX-00-DR-AX-00 000, 006-TWA-XX-00-DR-AX-00 001, 006-TWA-XX-00-DR-AX-01 000, 006-TWA-XX-00-DR-AX-01 001, 006-TWA-XX-00-DR-AX-01 002, 006-TWA-XX-00-DR-AX-01 005, 006-TWA-XX-B1-DR-AX-01 099, 006-TWA-XX-00-DR-AX-01 007, 006-TWA-XX-XX-DR-AX-06 001, 006-TWA-XX-XX-DR-AX-06 002, 006-TWA-XX-XX-DR-AX-07 002, 006-TWA-XX-XX-DR-AX-07 003, 006-TWA-XX-00-DR-AX-07 001, 006-TWA-XX-00-DR-AX-07 002, 006-TWA-XX-B1-DR-AX-01 599, 006-TWA-XX-05-DR-AX-01 505, 006-TWA-XX-01-DR-AX-01 501, 006-TWA-XX-GF-DR-AX-01 500, 006-TWA-XX-RF-DR-AX-01 507, 006-TWA-XX-02-DR-AX-01 502.</p> <p><u>Proposed</u></p> <p>006-TWA-XX-00-DR-AX-00 010 P02, 006-TWA-XX-00-DR-AX-11 000, 006-TWA-XX-01-DR-AX-11 001, 006-TWA-XX-02-DR-AX-11 002, 006-TWA-XX-02-DR-AX-11 003 Rev P08, 006-TWA-XX-04-DR-AX-11 004 Rev P08, 006-TWA-XX-05-DR-AX-11 005 Rev P07, 006-TWA-XX-06-DR-AX-11 006 Rev P07, 006-TWA-XX-B1-DR-AX-11 099, 006-TWA-XX-RF-DR-AX-11 007 Rev P08, 006-TWA-XX-XX-DR-AX-16001 Rev T01, 006-TWA-XX-XX-DR-AX-16002 Rev P02, 006-TWA-XX-XX-DR-AX-17001 Rev P04, 006-TWA-XX-XX-DR-AX-17002 Rev P05, 006-TWA-XX-XX-DR-AX-17003 Rev P05, 006-TWA-XX-XX-DR-AX-17004 Rev P06,</p> <p>BREEAM Report Jan 2019, Design and Access Statement Jan 2019, Daylight and Sunlight Report dated 15th July 2019, Energy and Sustainability Report Jan 2019, Noise Impact Assessment Jan 2019, Planning Statement Jan 2019, Transport Statement Jan 2019, Waste Management Strategy Jan 2019, Construction Management Plan Rev 9, Logistics and Traffic Management Plan, Servicing Document Dated 10th April 2019, Area</p>

	<p>Schedule Existing 1902122, Area Schedule Proposed (006-TWA-XX-XX-SH-00008 Rev P02)</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	<p>MATERIALS (DETAILS):</p> <p>CONDITION: Details and samples of all facing materials shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure work commencing on site. The details and samples shall include:</p> <p>a) render (including colour, texture and method of application); b) window treatment (including sections and reveals); c) roofing materials; d) balustrading treatment (including sections); e) Any other materials to be used.</p> <p>The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: In the interest of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard.</p>
4	<p>Hours of Use (Roof Terraces)</p> <p>CONDITION: The terraces areas facing Featherstone Street hereby approved shall not operate outside the hours of:</p> <p>0800 to 1800 hours Monday to Friday only.</p> <p>The rear external area at sixth floor level, as shown on plan no. 006-TWA-XX-06-DR-AX-11 006 Rev P07 hereby approved, shall not be used as an amenity or sitting out space of any kind whatsoever and shall not be used other than for essential maintenance or repair, or escape in case of emergency.</p> <p>Reason: To protect the amenities of neighbouring residents and surrounding occupiers.</p>
5	<p>Plant Noise</p> <p>CONDITION: The design and installation of new items of fixed plant shall be such that when operating the cumulative noise level $L_{Aeq, Tr}$ 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 at least 5dB(A) below the background noise level $L_{AF90, Tbg}$. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 2014.</p> <p>Reason: To protect the amenities of neighbouring residents and surrounding occupiers.</p>
6	<p>Construction Environmental Management Plan</p> <p>CONDITION: The construction of the development hereby approved shall be carried out in accordance with approved document 'Construction Management Plan Revision 9'</p> <p>The development shall be carried out strictly in accordance with the details contained within the CMP and no change therefrom shall take place without the prior written consent of the Local Planning Authority.</p> <p>Reason: To protect the amenities of neighbouring residents, surrounding occupiers and members of the public during construction.</p>

7	Inclusive Design Measures
	<p>CONDITION: Notwithstanding the plans hereby approved, one toilet cubicle per floor should be accessible to ambulant disabled persons with doors that open outwards, a larger cubicle space and grab rails. All wheelchair accessible WC's should have a clear opening width of 800mm. The cycle parking/servicing door on the west elevation should be a powered door if heavier than 30N to open.</p> <p>Reason: To ensure the development is adequately inclusive for those with mobility difficulties and to comply with Islington's Inclusive Design SPD (2014).</p>
8	Plant Details (First Floor)
	<p>CONDITION: Details of the acoustic louvers around the first floor plant area, as shown on drawings 006-TWA-XX-01-DR-AX-11 001 and 006-TWA-XX-XX-DR-AX-17004 Rev P06 hereby approved, shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The details shall confirm how the cumulative noise impacts from plant will be reduced, in accordance with the requirements of condition 4.</p> <p>Reason: To protect the amenities of neighbouring residents and surrounding occupiers.</p>
9	Plant Details (Seventh Floor Level)
	<p>CONDITION: Full details of the proposed roof top plant area, labelled as 'Future Tenant Plant' on approved drawing 006-TWA-XX-RF-DR-AX-11 007 Rev P08, shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The details shall confirm the design and appearance of the plant area and how the cumulative noise impacts from plant will be reduced, in accordance with the requirements of condition 4.</p> <p>Reason: To protect the amenities of neighbouring residents and surrounding occupiers.</p>
10	Delivery and Servicing
	<p>CONDITION: The delivery and servicing shall be conducted in accordance with approved document 'Servicing Document Dated 10th April 2019' and a banksman shall be available during normal office hours for the delivery and collection of larger items, including for refuse collection purposes. The delivery and collection of larger items is not permitted outside normal office hours or when a banksman is not onsite. Vehicles larger than a long wheelbase panel van are not permitted to conduct servicing and delivery operations from Featherstone Street and are required to use the servicing procedure outlined in the 'Servicing Document Dated 10th April 2019'</p> <p>Reason; In order to protect the continued safe operation of the highway.</p>
11	Reprovision of Wheelchair Parking Space
	<p>CONDITION: The wheelchair parking space, as shown on drawing 006-TWA-XX-00-DR-AX-11 000, shall be used only by eligible blue badge holders and maintained as a disabled parking space in perpetuity.</p> <p>Reason: To ensure the development is adequately inclusive for those with mobility difficulties and to comply with Islington's Inclusive Design SPD (2014).</p>
12	BREEAM (COMPLIANCE)
	<p>CONDITION: The development shall achieve a BREEAM (2014 Non-domestic Refurbishment and Fit-out) rating of no less than 'Excellent' in accordance with the submitted BREEAM Report dated January 2019.</p> <p>REASON: In the interest of addressing climate change and to secure sustainable development</p>

13	Green/Brown Biodiversity Roof Feasibility Study
	<p>A) Prior to the superstructure work commencing on site, a feasibility study shall be submitted to and approved in writing by the Local Planning Authority assessing the structural capability of the building to incorporate an 80mm (minimum) deep Green or Brown Biodiverse Roof.</p> <p>B) Should the feasibility report conclude that a Green/Brown Roof is structurally feasible, the following additional details should be provided against condition 13:</p> <p>Confirmation that the Green/Brown Roof will be:</p> <p>a) biodiversity based with extensive substrate base (depth 80-150mm); b) laid out in accordance with plan 1666/43B hereby approved; and c) planted/seeded with a mix of species within the first planting season following the practical completion of the building works (the seed mix shall be focused on wildflower planting, and shall contain no more than a maximum of 25% sedum.</p> <p>The biodiversity (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency. The biodiversity roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity.</p>
14	Cycle Parking
	<p>CONDITION: The cycle parking hereby approved must be constructed in accordance with approved plan 006-TWA-XX-00-DR-AX-11 000 and provide no fewer than 80 spaces and 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>
15	Building Management Plan
	<p>CONDITION: Details of measures to adequately mitigate light pollution affecting neighbouring residential properties shall be submitted to, approved in writing by the Local Planning Authority and implemented prior to first occupation of the new floorspace hereby permitted. These measures might include:</p> <ul style="list-style-type: none"> • Automated roller blinds; • Lighting strategies that reduce the output of luminaires closer to the façades; • Light fittings controlled through the use of sensors. <p>The approved mitigation measures shall be implemented strictly in accordance with the approved details and shall be permanently maintained thereafter.</p> <p>REASON: In the interests of the residential amenities of the occupants of adjacent residential dwellings.</p>

List of Informative:

1	Car-Free Development
	<p>Car-Free Development. All new developments are car free in accordance with Policy CS10 of the Islington Core Strategy 2011. This means that no parking provision will be allowed on site and occupiers will have no ability to obtain car parking permits, except for parking needed to meet the needs of disabled people.</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 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.

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

4 London's economy

- Policy 4.2 Offices
- Policy 4.3 Mixed use development and offices

5 London's response to climate change

- Policy 5.1 Climate change mitigation
- Policy 5.2 Minimising carbon dioxide emissions
- Policy 5.3 Sustainable design and construction

6 London's transport

- Policy 6.3 Assessing effects of development on transport capacity
- Policy 6.9 Cycling
- Policy 6.13 Parking

7 London's living places and spaces

- Policy 7.2 An inclusive environment
- Policy 7.3 Designing out crime
- Policy 7.4 Local character
- Policy 7.6 Architecture
- Policy 7.14 Improving air quality
- Policy 7.15 Reducing noise and enhancing soundscapes

8 Implementation, monitoring and review

- Policy 8.2 Planning obligations
- Policy 8.3 Community infrastructure levy

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 CS18 (Delivery and Infrastructure)

C) Development Management Policies June 2013

Design and Heritage

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

Transport

- DM8.1 Movement hierarchy
- DM8.2 Managing transport impacts
- DM8.4 Walking and cycling

DM8.5 Vehicle parking

Employment

- DM5.1 New business floorspace
- DM5.2 Loss of existing business floorspace

Infrastructure

DM9.2 Planning obligations

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

D) Finsbury Local Plan June 2013

BC3 Old Street

BC8 Achieving a balanced mix of uses

E) Site Allocations June 2013

Not Allocated

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:

- Core Strategy Key Area – Bunhill and Clerkenwell;
- Employment Priority Areas (General);
- Central Activities Zone;
- Archaeological Priority Area - Moorfields;
- Finsbury Local Plan Area – Old Street;
- Article 4 Direction A1-A2;
- Article 4 Direction B1(c)-C3

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

The following SPGs and/or SPDs are relevant:

Islington Local Development Plan

- Environmental Design
- Urban Design Guide
- Inclusive Design (2014)
- Planning Obligations

London Plan

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

- BRE Guidance – Site Layout Planning for Daylight and Sunlight, A guide to good practice (Second Edition)