

## PLANNING COMMITTEE REPORT

Development Management Service  
Planning and Development Division  
Environment and Regeneration  
Department  
Islington Town Hall  
LONDON N1 2UD

<b>PLANNING COMMITTEE</b>		<b>AGENDA ITEM NO: B1</b>
<b>Date:</b>	18 <sup>th</sup> November 2019	

Application number	P2019/2450/FUL
Application type	Full Planning Application
Ward	Bunhill Ward
Listed building	N/A
Conservation area	No (The Bunhill Fields/Finsbury Square Conservation Area and St Luke's Conservation Areas are located to the south and west of the site).
Development Plan Context	Archaeological Priority Area – Moorfields Core Strategy Key Area - Bunhill & Clerkenwell Central Activities Zone Employment Priority Area (General) Finsbury Local Plan Area (Bunhill & Clerkenwell) Article 4 Direction (Rest of Borough) Article 4 Direction (B1(c) to C3 Heathrow Safeguarding Area Major Cycle Route Local cycle routes
Licensing Implications	N/A
Site Address	Classic House, 174-180 Old Street, Islington, London, EC1V 9BP
Proposal	Construction of a two storey roof level extension and six storey side extension to the existing building to create 1,418 sqm GIA of additional office (Class B1(a)) floorspace, a nine storey side extension on the eastern elevation to accommodate an additional lift, reconfigured entrance to Martha's Buildings, new hard landscaping scheme on Martha's Buildings, roof terraces at seventh and eighth floors, installation of new plant equipment and provision of cycle and refuse stores. (Departure from Development Plan).

Case Officer	Tom Broomhall
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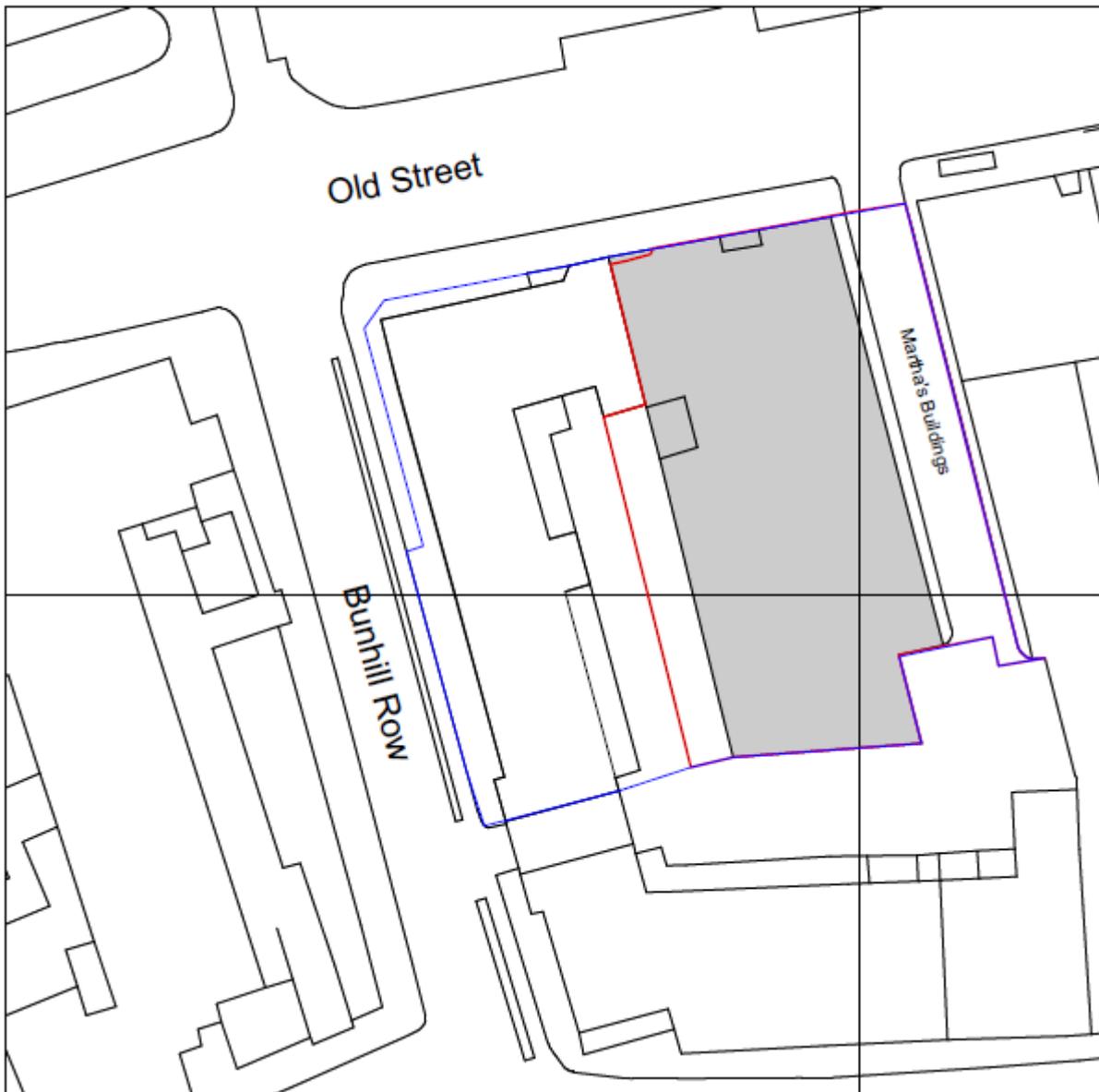
Applicant	Mr Gavin Wogman
Agent	Laura Dimond, Maddox and Associates Ltd

## 1 RECOMMENDATION

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

- subject to the conditions set out in Appendix 1; and
- conditional upon the prior completion of a section 106 agreement 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/BLACK)



3 PHOTOS OF THE SITE/STREET

Site

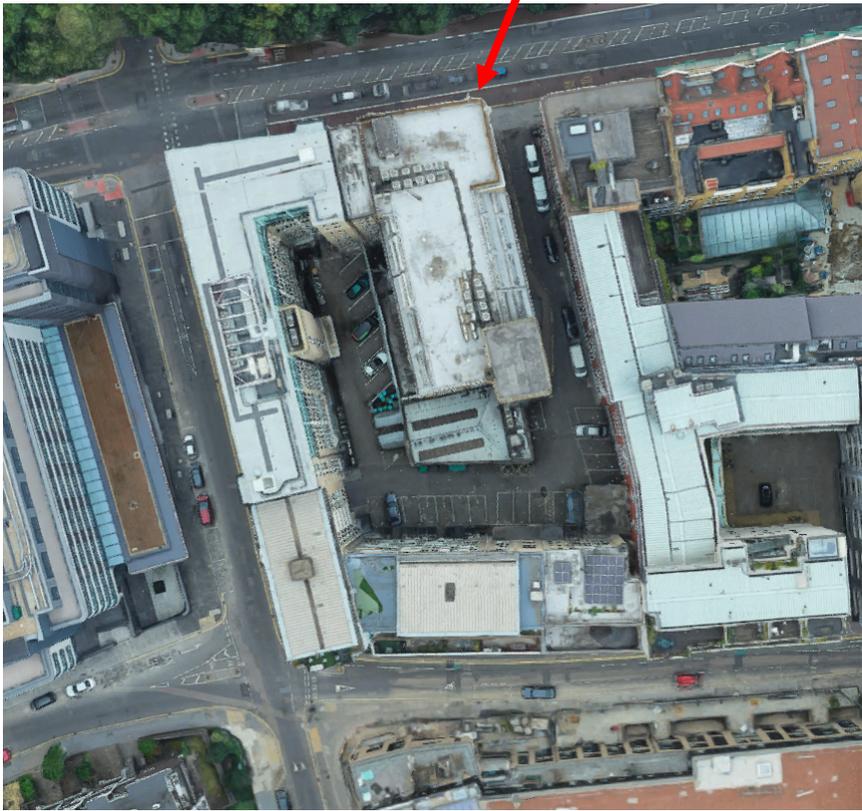


Image 1 – Aerial image of the site

Site



Image 2 – Aerial image looking southwards towards the site



*Image 3 – View of the site on the corner of Old Street and Martha’s Buildings*



*Image 4 – View towards the site from the corner of Old Street and Bunhill Row*



*Image 5 – View of the side and rear of the site from the car park*



*Image 6 – View of the rear of the site from the car park*

## **4 SUMMARY**

- 4.1 The application proposes the erection of a two storey roof level extension and six storey side extension to the western side of the existing building to create 1,418 sqm (GIA) of additional office (Class B1(a)) floorspace. A nine storey side extension is proposed on the eastern elevation to accommodate an additional lift. The proposals also include reconfiguring the entrance on to Martha's Buildings private road and a new hard landscaping scheme on Martha's Buildings private road, roof terraces at seventh and eighth floors, installation of new plant equipment and provision of enhanced cycle and refuse stores, and alterations to the existing elevations on the upper floors of the building, and improved accessibility measures for wheelchair users.
- 4.2 The provision of an additional 1,418sqm of B1(a) office floorspace within the Central Activities Zone and Employment Priority Area (General) location, is acceptable in land use terms. An Affordable Housing contribution of £226,880 and a contribution of £288,660 towards Affordable Workspace are required planning obligations.
- 4.3 The proposals would result in the height of the building being increased from 27 metres to 32 metres which amounts to a tall building and the site is not located in one of the areas designated in the Finsbury Local Plan as potentially appropriate for a tall building. Whilst the proposals amount to a departure from the development plan it has been demonstrated that the building would not be substantially taller than its neighbours and would not significantly change the skyline. View testing has shown the proposal would cause no harm to heritage assets. The design is considered high quality and the Council and DRP are of the view, that the proposed height can be justified. Therefore, the proposals would not conflict with the aims of policies BC8 and CS9, and are acceptable in the site's local context.
- 4.4 The proposed extensions, alterations and additions to the existing building would result in improvements to its overall appearance that are considered to be of sufficient quality to warrant approval. The proposal would also result in improvements to the internal layouts, in particular the accessibility of the building.
- 4.5 The application also proposes sustainability measures that exceed Carbon dioxide reduction targets, and significantly reduce existing water runoff rates.
- 4.6 The scheme is not considered to have any undue impact on nearby residential properties or the area in general in terms of loss of privacy, overlooking, daylight/sunlight, or noise impacts, subject to imposition of planning conditions.
- 4.7 The application is considered to be in accordance with the aims of tall buildings policies and accord with the remainder of the development plan, and is thus recommended for approval subject to appropriate conditions and planning obligations as set out in Appendix 1.

## **5.0 SITE & SURROUNDINGS**

- 5.1 The application site is located on the southern side of Old Street, adjoining the western side of Martha's Buildings, a narrow alley way which runs past the eastern boundary of the site, providing access to parking and servicing areas. Old Street station is approximately 250m east of the site.
- 5.2 The existing building on the site is known as Classic House and rises to 7 storeys (approximately 27 metres high). The building is mainly in office use (B1(a)) with a public house (A4) occupying some of the ground floor.

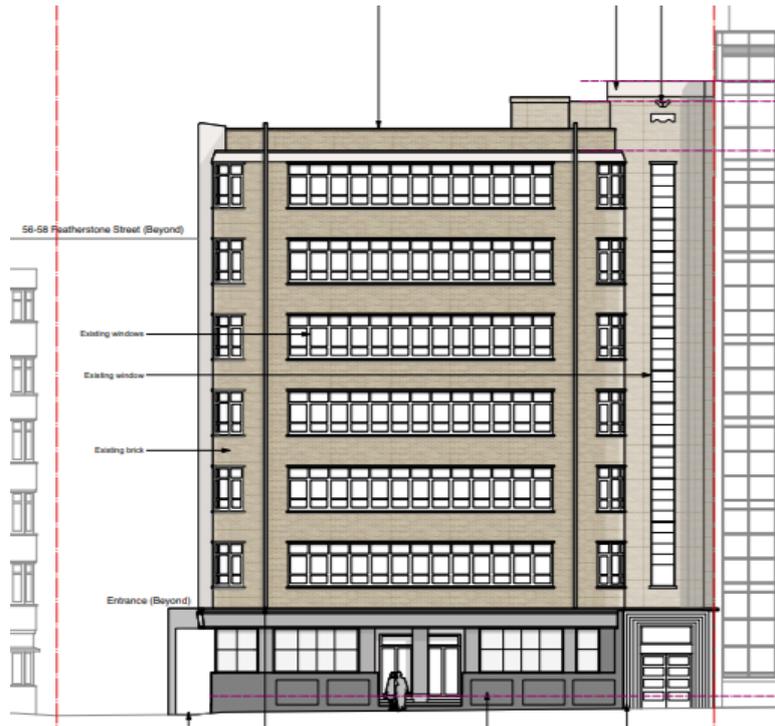
- 5.3 The site is not located within a Conservation Area. However, the Bunhill Fields/Finsbury Square and St Luke's Conservation Areas are located to the south and west of the site respectively. Central to the St Luke's Conservation Area is St Luke's Church, dating from 1733, which is located approximately 190 metres to the west of the site. This includes the obelisk spire which is a local landmark (LL14) with an important local view. The building at 142-146 Old Street is a locally listed building.
- 5.4 The site is within the Central Activities Zone and is designated as an Employment Priority Area (General).
- 5.5 The surrounding area comprises a mix of commercial, retail and residential. The area consists of a range of building styles from different periods that have varying architectural styles. Adjoining the site to the west is Bentima House, 168-172 Old Street, an eight storey building (including a two storey roof extension approved in planning permission ref: P2014/1304/FUL).
- 5.6 To the east of the site on the opposite side of the Martha's Buildings access road is a residential block of ten flats, known as 1 Martha's Buildings which adjoin a commercial property to the north known as Kersella House at 184-186 Old Street. Residential properties adjoin Martha's Buildings to the south, in a six storey block known as Galileo Apartments at 48-50 Featherstone Street.
- 5.7 To the south of the site is the part five part six storey mixed use building at 52-58 Featherstone Street with residential properties on the upper floors.
- 5.8 Beyond the buildings on the south side of Featherstone Street, is the Grade II registered Historic, Registered Park and Garden known as Bunhill Fields Burial Ground. This is part of the Bunhill Fields and Finsbury Square Conservation Area.
- 5.9 On the opposite side of Old Street to the north of the site are the residential units in a nine storey block at Newland Court at 14-186 Old Street with commercial properties at ground floor. This block is heavily set back from Old Street with a large paved area and seating around two rows of mature trees.
- 5.10 The site has a Public Transport Accessibility Level (PTAL) rating of 6(b), being the highest.

## **6.0 PROPOSAL (IN DETAIL)**

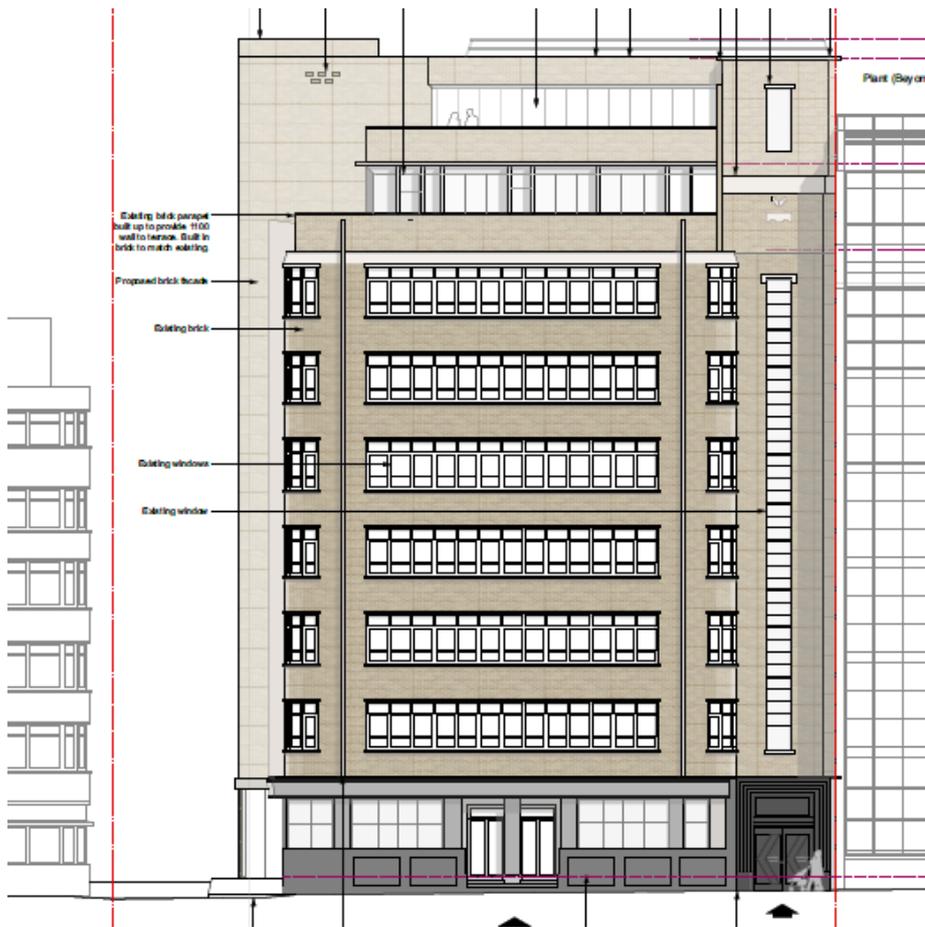
- 6.1 The application proposes the construction of a two storey roof level extension at seventh and eighth floors, and a six storey side extension to the existing building adjacent to Bentima House, to create 1,418 sqm GIA of additional office (Class B1(a)) floorspace, and a nine storey side extension on the eastern elevation to accommodate an additional lift and reconfigured entrance to Martha's Buildings.
- 6.2 There is an existing A4 (Drinking Establishment) on the ground floor fronting onto Old Street which remains unaltered.
- 6.3 The proposals also include a new hard landscaping scheme on the Martha's Buildings access road, and the creation of roof terraces at seventh and eighth floors for use in connection with the office accommodation.
- 6.4 The proposed works would include the:
- Provision of additional lift and upgrading the existing lift to a fire fighting lift.
  - Provision of additional plant equipment at first floor level and eighth floor level, enclosed by acoustic louvres.
  - Alterations and extension to the existing office entrance on Martha's Buildings.

- Martha's Buildings private access road would be re-designed to include permeable paving and safer pedestrian and disabled access.
- Provision of external cycle parking, and recycling and refuse storage.
- Accessible toilets.
- Alterations to the existing elevations on the upper floors of the building, including installation of new windows;
- Provision of 70sqm of solar panels on the roof top of the eighth floor roof extension.

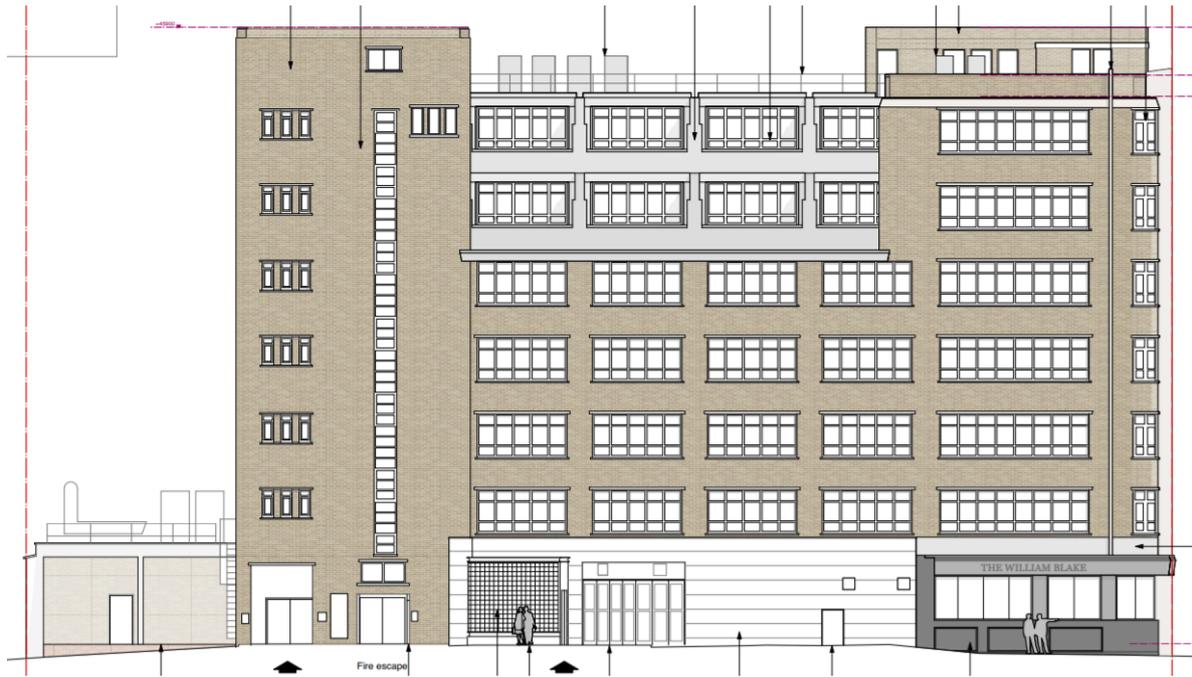
6.5 The proposals will provide an additional 18 cycle parking spaces, totalling 58 cycle spaces for the building and a secure accessible cycle storage unit is proposed adjacent to the entrance to the site.



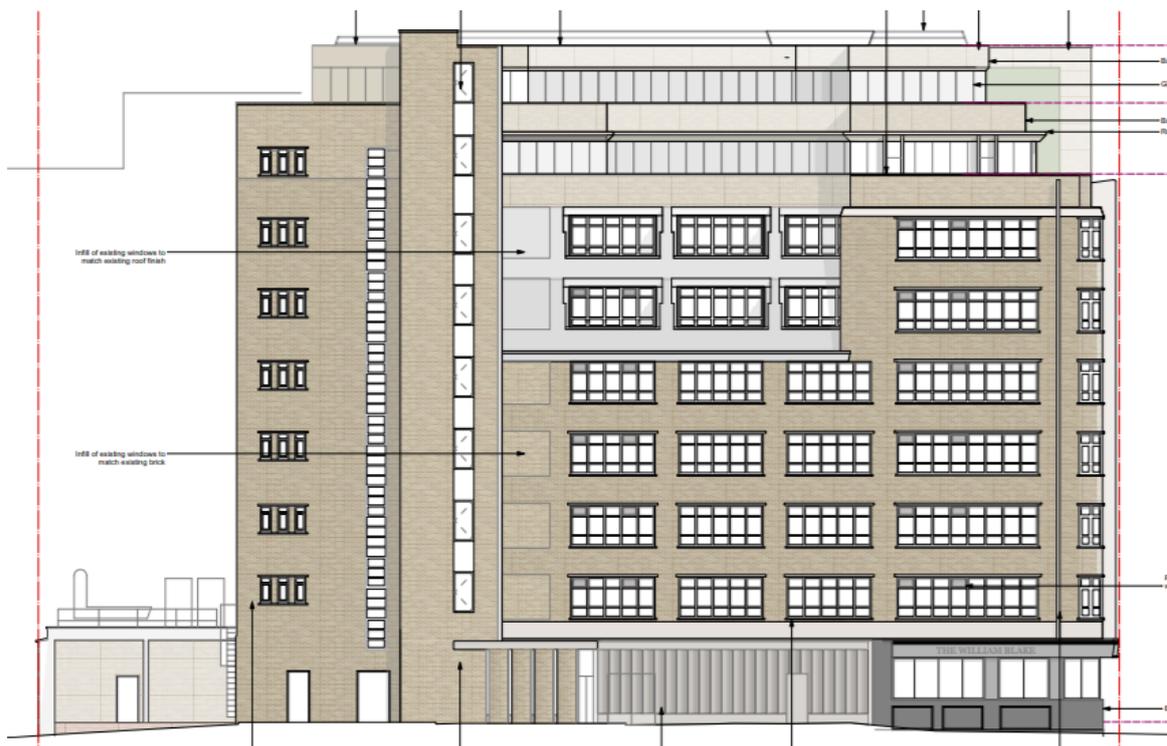
*Image 7 - Existing front (south) elevation view south from Old Street*



*Image 8 - Proposed front (south) elevation view south from Old Street*



*Image 9 - Existing East Elevation (Side elevation fronting onto Martha's Buildings)*



*Image 10 - Proposed East Elevation (Side elevation fronting onto Martha's Buildings)*

**7**

**RELEVANT HISTORY**

**Planning Applications**

- 7.1 The site itself doesn't have a planning history which is of relevance. However, there are planning permissions relating to other sites which are of relevance to the current proposal and these are set out below:
- 7.2 Bentima House, 168-172 Old Street, London EC1V 9BP Planning Permission ref: P2014/1304/FUL for the 'Two storey roof level extension to existing building to create additional 900m<sup>2</sup> of office (B1) floor space'. Approved on 26/01/2015.
- 7.3 Royal Mail House, 148 Old Street, London, EC1V 9BJ Planning Permission ref: P2014/4519/FUL for the 'Re-cladding of elevations to Old Street, Bunhill Row and Banner Street, 6th floor extension to Old Street and Bunhill Row, 7th and 8th floor extensions to Old Street to provide additional office floorspace (Use Class B1), creation of new building entrance via Bunhill Row, change of use of the ground floor fronting Old Street to provide flexible retail/restaurant (Use Class A1/A3) units, and associated works. The total floorspace to be created by the proposal is 4271sqm (GEA)'. Approved on 11/09/2015.

### **Enforcement**

- 7.4 There are no relevant recent planning enforcement records on the subject site.

### **Pre-application Advice**

- 7.5 There have been two previous pre-applications for the site, for roof extensions and alterations to the building, including:
- 7.6 Pre-application advice ref: Q2018/3921/MJR: Two storey roof level extension and six storey side extension to the existing building to create 1,504 sqm GIA of additional office (Class B1(a)) floorspace, nine storey side extension on the eastern elevation to accommodate an additional lift, reconfigured entrance to Martha's Buildings, roof terraces at seventh and eighth floors and rooftop plant". Advice issued 04.01.2019.
- 7.7 The feedback noted in summary that any development of these proposals must include indicative views of the proposals from within the Bunhill Fields-Finsbury Square Conservation Area and the St Luke's Conservation Area so that any impact on designated heritage assets can be assessed. Notwithstanding the results of a visual impact assessment from the aforesaid conservation area, a roof extension to the existing building would not be unacceptable in principle. Rooftop plant as proposed is unacceptable, this element of the scheme must be revised if the scheme is to be supported. The existing building has some historic interest and recognisable architectural importance. Any proposed alterations should sympathetically address the character and strong design intentions of the existing building in both form and materials.
- 7.8 A revised scheme was presented to the Design Review Panel (DRP) in April 2019. The DRP provided the following conclusions:
- The height, massing and the principle of exceeding 30 meters in height all appear to be acceptable subject to the advice given by the Panel informing further design iterations. The proposal has considered the potential for harm that increased height might cause, and has demonstrated that the increased height will not cause harm to the setting of heritage assets or the prevailing form of the urban realm.*
- 7.9 Follow up pre-application meetings have been held 1 March 2019 and 20 June 2019. Advice was provided regarding design, daylight and sunlight, and transport.

## 8 CONSULTATION

### Public Consultation

- 8.1 Individual notification letters were sent to occupants of 581 adjoining and nearby properties on the 15 August 2019. A site notice and press notice were both posted on the 22 August 2019. The initial public consultation on the application formally expired on the 15 September 2019.
- 8.2 Following receipt of a revised Daylight and Sunlight Report, a further period of public consultation took place on 24 September 2019, which expired on 21 October 2019. However, it is the Council's practice to continue to consider representations made up until the date of a decision.
- 8.3 At the time of the writing of this report there have been a total of seven representations received in response to the Council's public consultation exercise, raising the following concerns and objections (in summary):
- Overall mass and height is out of proportion with surrounding developments and incongruous with St Luke's School [Officer comment: Please refer to paragraphs 10.43-10.45];
  - Loss of daylight to flats at Martha's Buildings due to overshadowing southern façade [Officer comment: Please refer to paragraphs 10.82-10.83];
  - Loss of privacy to flats at Martha's Buildings from roof terraces and due to increase in occupancy of building and traffic [Officer comment: Please refer to paragraphs 10.99-10.105];
  - Increased noise and disturbance from the proposed roof top terraces [Officer comment: Please refer to paragraphs 10.104-10.105 and condition 14];
  - Object to the impact on Newland Court by virtue of loss of daylight, overlooking, loss of privacy, overbearing impact, impact of construction works, additional traffic congestion. [Officer comment: Please refer to paragraphs 10.88, 10.108 to 10.110, and 10.118];
  - Requests an acoustic survey to assess the current structural and air borne noise impacts between the drinking establishment on the ground floor and the offices above. [Officer comment: Please refer to paragraphs 10.119];
  - There are concerns relating to the proposed construction phase of development [Officer comment: This matter is covered by non-planning legislation such as Environmental Health];
  - There are concerns relating to anti-social behaviour in the Martha's Buildings access road [Officer comment: Please refer to paragraphs 10.123-10.124];
  - Narrowing of Martha's Buildings private access road required for loading and unloading [Officer comment: Please refer to paragraphs 10.155].
  - Queries the cycle parking provision, standards and accessibility. [Officer comment: Please refer to paragraphs 10.162 and condition 4];

### Internal Consultees

- 8.4 **Planning Policy:** The increase in office floorspace and financial contribution towards Affordable Workspace is supported and in line with adopted and emerging planning policy for the area. However, the height incursion over 30 metres is inconsistent with policies CS9 and BC9, and this is not a location where buildings over 30 metres high are suitable, as identified in the emerging Local Plan (informed by the Tall Buildings Study). [Officer response: Refer to paragraphs 10.126-10.129 below].

- 8.5 **Inclusive Economy:** No objection. During pre-application discussions, confirmed their acceptance of the proposed contribution towards Affordable Workspace, rather than an on-site provision.
- 8.6 **Access and Inclusive Design:** No objections following receipt of amended plans subject to conditions regarding details of the Fire Management Plan, the kerb height on Martha's Buildings and the secure accessible cycle parking space. [Officer response: Refer to paragraphs 10.67-10.70 below and condition 11].
- 8.7 **Design and Conservation:** Advice provided (both by the DRP and Council) has been followed, the extension and alterations have been justified and are acceptable in design terms. Recommends conditions regarding details of materials and exterior lighting/illumination, cladding and lighting. [Officer response: Refer to paragraphs 10.46 – 10.65 below]
- 8.8 **Energy Officer:** The Energy Officer is satisfied with the submitted details regarding CO2 emissions, Sustainable Design Standards, Energy Demand Reduction and renewable energy supply. The Energy Officer has accepted that connection to the Bunhill DEN is not currently reasonable, however has requested that the applicant demonstrate how the development will be future proofed for connection to a future network. [Officer response: Refer to paragraph 10.142 below]
- 8.9 **Highways:** No objections to the proposal subject to condition requiring submission of Construction Management Plan, noting that delivery vehicles cannot reverse back onto Old Street [Officer response: See condition 5].
- 8.10 **Public Protection (Noise):** No objections subject to the use of planning conditions regarding plant equipment noise levels [Officer response: See conditions 6 and 7] and requires the use of a timer during night time hours [Officer response: See condition 8]. Requests a condition controlling the hours of use of the roof terraces [Officer response: See condition 14]. Noise sensitive uses are commonly held to include residential, educational establishments and hospitals (and also potentially laboratories or research facilities which are vibration/noise sensitive). The ProPG Planning and Noise document refers to residential development only and notes other noise sensitive development such as schools and hospitals. Therefore, raised no concerns or requirements regarding the request for an acoustic assessment to ascertain any issues with structural and airborne noise and expressly does not propose a sound insulation condition.
- 8.11 **Refuse and Recycling:** No response received.
- 8.12 **Environmental Health:** No objection. The applicants have submitted a draft Construction Management Plan (CMP) but to minimise the impacts, advises that a site specific CMP following the guidance of our CoPCS is required (either by way of condition or S106 obligation). [Officer response: See condition 5]

### **External Consultees**

- 8.13 **Design Out Crime Officer (DOCO):** Requests that the cycle and refuge store be secured with security rated door sets to a minimum rating of LPS1175 SR2 to withstand communal use and likely attack. The area is vulnerable and should be well lit with a uniformity and no dark spaces. Bulk head or column lighting should be utilised with and CCTV complimenting the lighting present. Entrance doors to the building should also be PAS24 2016 with encrypted fob entry and audio visual access control. Doors off the stairwells should also be security rated to a minimum of PAS24 with encrypted fob entry. Any accessible opening windows should be PAS24 and if not opening then they should be P1A glazing as a minimum. Requests that the

scheme achieves Secured By Design accreditation. [Officer response: Refer to paragraphs 10.123-10.125 below, and see condition 22.]

- 8.14 **Historic England Greater London Archaeological Advisory Service (GLAAS):** Response received. No comments.
- 8.15 **Transport for London:** Requests that the hours of construction vehicle movements within the CMP are amended. Requests the submission of a Construction Logistics Plan (CLP) before construction commences and cycle parking product specification. A revised Transport Assessment was submitted to address TfL comments regarding assessment of trip generation. [Officer response: See conditions 4 and 5].
- 8.16 **Thames Water:** No Objection. The proposed development is located within 15 metres of a strategic sewer. Thames Water requests that a Piling Method Statement is required by condition. Requests sewage flooding prevention measures, demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer, an informative regarding Groundwater Risk Management Permit. Requests an informative relating to water pressure. [Officer response: See condition 10].

### **Other Consultees**

#### **Design Review Panel:**

- 8.17 The scheme was presented to the Design Review Panel on 9<sup>th</sup> April 2019. The panel's letter is attached under Appendix 3, and their response is below.

#### ***Panel's observations***

##### ***Principle of Development***

*The Panel welcomed the opportunity to comment on the proposals and were supportive of the ambition to provide good quality office space on this site.*

##### ***Height, scale and massing***

*The Panel noted that it is very important that any development resulting in a building exceeding 30 metres in height in this location does not set a precedent for further development over 30 metres. The site is in an area which is outside the tall buildings (exceeding 30 metres) areas identified in the local plan. The Panel therefore deliberated as to whether harm would be caused by an increase in height and if there was potential for public realm enhancement to offset the increase in height.*

[Officer response: The proposed additional height would not result in a building substantially taller than its neighbours, would remain lower than much of the surrounding skyline, and would not disrupt a consistent skyline/roofline. Therefore, whilst outside the areas identified as appropriate for tall buildings, the proposed height would not harm the character of the surrounding area and does not set a precedent for further development over 30 metres.]

*The viewpoints chosen to test harm (St Luke's Conservation Area, Bunhill Fields Conservation Area, Honourable Artillery Company grounds) were considered sensible, and the impact of the increase in height was not considered to be harmful, although it was noted that the rear elevation of the proposed extension will be partially visible from Bunhill Fields, and therefore this elevation will need to be discreet and quiet in form, detail and materials. The Panel also advised that the proposals should seek to create no negative impact to neighbouring accommodation in terms of daylight/sunlight and it was understood that the tests to date have demonstrated this to be the case.*

[Officer response: Whilst visible from Bunhill Fields looking north, the proposed additional massing will be considerably lower than much of the surrounding skyline and is of such a distance from Bunhill Fields that it could not be said to represent an increased sense of

enclosure. The alteration to the skyline is minimised by the height of Godfrey House to the North and the existing core of Classic House extending beyond the main roof line. Therefore, the proposals would have a minimal impact on the character and appearance of the Bunhill Fields/Finsbury Square Conservation Area. The results in the Daylight and Sunlight report have demonstrated that the proposals would not result in unacceptable impacts on neighbouring residential amenity. The rear elevation of the roof extension comprises metal cladding at eighth floor and brickwork to match the existing at seventh floor. Given the minimal impact on the character and appearance of the Bunhill Fields/Finsbury Square Conservation Area, the use of materials is acceptable, with final details to be secured through condition 3.]

*Although it was acknowledged that the site ownership does not include all of Martha's Buildings, the Panel suggested that some public realm improvement to Martha's Buildings would be desirable. The Panel noted that the curved corner windows of the host building are a key element of its design. These have been replaced with faceted windows. The Panel suggested that the reinstatement of curved glazing to these windows could represent a considerable enhancement to the context, even if some disruption to sitting tenants is incurred.*

[Officer response: The applicant has confirmed that Martha's Buildings access road is privately owned and a new permeable surface finish is proposed which would represent public realm improvement as suggested by the panel. The reinstatement of curved glazing to the corner windows of the host building is not possible due to the constraints of retaining sitting tenants during the works. The Council's Design and Conservation Officer has advised that as the overall massing and design of the proposals is acceptable, the replacement of the existing glazing is desirable rather than essential to the acceptability in principle of the scheme which continues to propose enhancements to the existing façades as well as the entrance on Martha's Buildings.]

#### *Design of new elements*

*The Panel considered the existing building to be a well-designed 1930s commercial building. Although the building is not subject to local or statutory listing it clearly makes a positive contribution to the streetscape. The Panel agreed that the initial design for the roof extension was not particularly sympathetic to the host building, but the revisions which have been made have been very positive and have created something which has a clear relationship to the existing building. By responding to the language, materials and proportions of the host building a sympathetic and coherent design has been achieved.*

[Officer response: The proposed alterations are considered to sympathetically address the character and strong design intentions of the existing building in scale, form and materials.]

*The Panel noted that the G value of the proposed glass will require consideration because the existing glazing to the building is clear, and any proposal which creates a tinted glazing which contrasts with the existing glazing could not be considered desirable. The Panel further noted the importance of ensuring any new brickwork had a complementary relationship with the existing brick and mortar and that if a different bond was used for the new elements it should nonetheless have a harmonious relationship with the host building.*

[Officer response: A condition would be imposed requiring details and samples of all external facing materials including windows and a sample panel of brickwork and mortar (3).]

*The Panel noted that the stair core to the main elevation has a rostral element, apparently a flag pole support. The Design Team confirmed that they were aware of this but that the building had not been fully surveyed at the point of the presentation which is why the proposed elevations do not show this support. The Panel noted that they would expect any historic elements of the façade to be retained.*

[Officer response: The applicant's submission confirms that the historic features of the building such as the fins and the flag pole base are to be retained.]

*The Panel noted that the Old Street stair core has an existing rendered parapet, and advised that a proposed extrusion which retains or replicates this arrangement is likely to prove more*

*successful than the iteration of the elevation discussed by the Panel. Any new windows appearing above the existing stair core window should seek to achieve proportions which respect the narrow and vertical nature of the existing stair core window.*

[Officer response: The extension to the Old Street stair core has been designed with a set back from the original building in order to allow for the keeping of the original features. A new window is proposed within the extended stair core which matches the proportions of narrow and vertical nature of the existing stair core window.]

#### *Internal arrangement*

*The Panel noted that the floor area of the proposed communal entrance was quite small. While positive elements (such as disabled access, disabled shower facilities and adapted cycling storage) had been provided the entrance appeared constrained. Although the building is let on a floor-by-floor basis the Panel advised that a more spacious entrance would enhance the quality of accommodation being provided, even if the entrance was being used as concierge desk as opposed to foyer. The proposed post room was considered to be comparatively small for the offices spaces served, and it was felt that the public and service accommodation of the proposed entrance area could be generally improved to create a more generous plan.*

[Officer response: The entrance on Martha's Buildings has been revised and enlarged from the scheme presented to the DRP, and now provides improvements to the building's accessibility and which accords with DRP advice, and the general design of the approach to the entrance is acceptable.]

#### **Summary**

*The height, massing and the principle of exceeding 30 meters in height all appear to be acceptable subject to the advice given by the Panel informing further design iterations. The proposal has considered the potential for harm that increased height might cause, and has demonstrated that the increased height will not cause harm to the setting of heritage assets or the prevailing form of the urban realm.*

*The proposals have been informed by a thoughtful approach to the host building and the design relationship between the host building and the proposed roof extension has been greatly improved since the proposal was put forward to officers for pre-application advice.*

[Officer response: The proposed alterations are considered to sympathetically address the character and strong design intentions of the existing building in scale, form and materials.]

*The urban realm transition from Old Street to the Martha's Buildings entrance could be enhanced, and improvement to Martha's Yard will enhance the commercial value and architectural quality of the proposal. If more reception and post room space can be found the scheme would be improved considerably.*

[Officer response: The scheme presented to committee includes an enlarged and improved entrance and improvements to the Martha's Buildings private road.]

*Details such as the extrusion of the Old Street stair core will require thought so that the proportions of the existing building are still legible. Elements such as the rostral flag pole support will require assessment, and it is likely that they should be retained. The colour of mortar and brick, the choice of bond and other facing details will be very important in providing a harmonious addition. The reinstatement of curved glass to the corner windows of the 1930s building could significantly enhance its appearance and enable the scheme to add benefit to the public realm which may weigh in favour of the proposals exceeding 30 meters in height.*

[Officer response: The set-back of the stair core extension allows the original building and the proposed addition to read more comfortably, and the retention of the original flag pole is welcome. Whilst the reinstatement of curved glass to the corner windows is desirable, and it is unfortunate that this has not been included within the proposals, this not detract from the acceptability of the scheme, which proposes enhancements to the existing façades and entrance.]

## 9 RELEVANT POLICIES

- 9.1 Islington Council (Planning Committee), in determining the planning application has the following main statutory duties to perform:
- *To have regard to the provisions of the development plan, so far as material to the application and to any other material considerations (Section 70 Town & Country Planning Act 1990);*
  - *To determine the application in accordance with the development plan unless other material considerations indicate otherwise (Section 38(6) of the Planning and Compulsory Purchase Act 2004) (Note: that the relevant Development Plan is the London Plan and Islington's Local Plan, including adopted Supplementary Planning Guidance.)*
- 9.2 The National Planning Policy Framework 2019 (NPPF) and the Planning Practice Guidance (PPG) are both important material considerations in planning decisions. Neither change the statutory status of the development plan as the starting point for decision making but policies of the development plan need to be considered and applied in terms of their degree of consistency with the NPPF.
- 9.3 Consideration is given to whether the development would support the aims of securing economic growth and productivity, but also that this would be achieved in a sustainable way. Paragraph 80 states that planning policies and decisions should help to create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.
- 9.4 Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development which for decision taking this means approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 9.5 The Human Rights Act 1998 incorporates the key articles of the European Convention on Human Rights into domestic law. These include:
- *Article 1 of the First Protocol: Protection of property. Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law;*
  - *Article 14: Prohibition of discrimination. The enjoyment of the rights and freedoms set forth in this Convention shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth, or other status.*
- 9.6 Members of the Planning Committee must be aware of the rights contained in the Convention (particularly those set out above) when making any Planning decisions. However, most Convention rights are not absolute and set out circumstances when an interference with a person's rights is permitted. Any interference with any of the rights contained in the Convention must be sanctioned by law and be aimed at pursuing a legitimate aim and must go no further than is necessary and be proportionate.

- 9.7 The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. The Committee must be mindful of this duty inter alia when determining all planning applications. In particular, the Committee must pay due regard to the need to: (1) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act; (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and (3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

### **Development Plan**

- 9.8 The Development Plan is comprised of the London Plan 2016, Islington Core Strategy 2011 (ICS) and Development Management Policies 2013 (DM). Weight is attributed to the Draft London Plan. The policies of the Development Plan that are considered relevant to this application are listed at Appendix 2 to this report.

### **Supplementary Planning Guidance (SPG) / Document (SPD)**

- 9.9 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 Appearance
  - Neighbour amenity
  - Inclusive Design
  - Sustainability, energy efficiency and renewable energy
  - Highways and transportation
  - Other considerations (including CIL and S106)

### **Land Use**

#### *Provision of Additional Office floorspace*

- 10.2 The building is a seven storey building including a separate drinking establishment (use class A4) on the ground floor and basement.
- 10.3 As a whole, the proposals at the site seek to provide an uplift of 1,418sqm of use class B1(a) floorspace.
- 10.4 The London Plan highlights the distinct needs of the central London office market and policy 2.10 (Central Activities Zone – Strategic Priorities) notes that boroughs should enhance and promote the unique international, national and London wide roles of the (CAZ) and seeks to sustain and develop its unique and dynamic clusters of world city and other specialist functions and to ensure that there is sufficient capacity to meet identified demands across business cycles.
- 10.5 The Central Activities Zone Supplementary Planning Guidance (2016) (CAZ SPG) notes that the CAZ is an internationally and nationally significant office location. The CAZ SPG notes that the supply of sufficient office floorspace in terms of type, size and cost within the CAZ to meet growing demand are central to London's economic success. The City Fringe Opportunity Area Planning Framework (2015) (CFOAPF) identifies the site as being a location where office space should be prioritised over residential uses.

- 10.6 The London Plan (2016) forecast that by 2036, employment in Islington will grow by 27.1%. In order to meet expected demand, forecasts suggest a target of 400,000 sqm of additional office floor space will be needed between 2014 and 2036. The Council's Employment Land Study (2016) shows that vacancy rates in office buildings are much lower than could be expected, reflecting high demand. Given this background along with the known losses of office space (as a result of Permitted Development Rights (PDR)) there is a need to ensure provision of office space in the CAZ is encouraged.
- 10.7 Finsbury Local Plan (2013) policy BC8 echoes London Plan policy stating that throughout the CAZ, major development proposals that would result in a net increase in office floorspace should also incorporate housing, consistent with London Plan Policy 4.3. The site is located within the Employment Priority Area (General).
- 10.8 This policy also requires that developments optimise the amount of office space that can be accommodated on site. The two limbs of this policy (provision of housing and optimising office spaces) must be considered in the wider context of other relevant Development Plan policies, both local and London wide. When assessed in consideration of London Plan (2016) policies 2.10-2.13, 4.1-4.2 and Islington's Core Strategy (2011) policies CS7 and CS13, it is apparent that the thrust of relevant policies is for development which supports the economic functioning of designated areas, such as designated Employment Priority Areas.
- 10.9 It is therefore the case that, in land use terms, the policy framework along with the available evidence base provides a strong justification for the provision of new, high quality office floorspace on the application site.
- 10.10 With regard to the quality of the business floor space as proposed, the proposed business floor space has been designed in accordance with the Development Management Policy DM5.1 Part F, which encourages provision of flexible floorspace. As such, the proposed floor space could be configured and laid out to provide flexible and differently sized spaces. In addition, the proposed floorspace has been designed so that it can be flexibly subdivided and reconfigured to facilitate a range of unit sizes.

#### Affordable Housing Contribution

- 10.11 London Plan policy 4.3 notes that within the CAZ, increases in office floorspace, or those above a justified local threshold, should provide for a mix of uses including housing, unless such a mix would demonstrably conflict with other policies in this plan.
- 10.12 However, the provision of dwellings within this existing office building at seventh or eighth floor would necessarily displace areas which could be devoted to office space, and there would also be further space lost in order to create separate access cores to the residential and commercial uses. Therefore, in this instance a contribution towards offsite provision of affordable housing (via a S106 Agreement) would be the most appropriate response.
- 10.13 A financial contribution of £226,880 has been agreed and is included in the Heads of Terms (Listed at Appendix 1). Given the site specific circumstances, the applicant's agreement to the provision of a financial contribution in-line with the requirements of the S106 Planning Obligations SPD, is considered to ensure the scheme's compliance with policy BC8.

#### Affordable Workspace

- 10.14 London Plan Policy 4.1 identifies the need to ensure a good supply of workspaces in terms of type, size and cost as does the Core Strategy. The Council's Development Management Policies (2013) document notes the following:

*“Employment studies have identified significant gaps in the borough’s supply of workspaces, particularly for small service-based and light industrial businesses, niche sectors requiring flexible premises in key locations, and new/young businesses seeking affordable small offices, studios or workspace with favourable lease or license conditions. Research undertaken for the council suggests that, despite accounting for around 50% of potential demand for new employment floorspace, many Micro and Small enterprises and start-ups with the potential for financial self- sufficiency have particular needs that often cannot be met by market rent levels.”*

- 10.15 LB Islington Core Strategy Policy 13 and Development Management Policy DM5.1 and DM5.4 require new business floorspace to be flexible to meet future business needs, requiring a range of unit types and sizes.
- 10.16 Policy BC8, part B states that within Employment Priority Areas (General), the employment floorspace component of a development or change of use proposal should not be unfettered commercial office uses, but, where appropriate, must also include retail or leisure uses at ground floor, alongside:
- A proportion of non-B1(a) business or business-related floorspace (e.g. light industrial workshops, galleries and exhibition space), and / or
  - Office (B1(a)) or retail (A1) floorspace that may be suitable for accommodation by micro and small enterprises by virtue of its design, size or management, and / or
  - Affordable workspace, to be managed for the benefit of occupants whose needs are not met by the market.
- 10.17 Policy BC8 notes that for major development proposals affordable workspace equivalent to at least 5% of the total amount proposed employment floorspace should be provided. Where on-site provision falls short of the council’s expectation, then financial contributions will be sought to secure the equivalent off-site provisions. The development provides a total uplift of 1,418sqm (GIA) gross employment floorspace, and 5% of this should be provided as affordable workspace.
- 10.18 The scheme necessitates the provision of 71 square metres of affordable workspace or spaces suitable for SMEs to be located at seventh and eighth floors.
- 10.19 Given the small provision, the site’s constraints and that the additional floorspace would be located at seventh and eighth floors, the Council’s Inclusive Economy has agreed that on-site provision would not be practical. A contribution towards offsite provision of £288,660 is therefore required.
- 10.20 It should also be noted that £16,209 would be sought by way of a s106 agreement for the training and employment of local residents (as per Paragraph 5.23 of the Planning Obligations Section 106 SPD (2016)).

*Introduction of a tall building at the site – departure from the development plan*

- 10.21 The existing building is approximately 27 metres in height. The proposed extensions would increase the total height of the building to 32 metres.
- 10.22 Policy CS 9 of the Core Strategy (2011) Part E identifies that *“tall buildings (above 30m high), are generally inappropriate to Islington’s predominantly medium to low level character, therefore proposals for new tall buildings will not be supported”*.
- 10.23 Policy BC9 of the Finsbury Local Plan (2013) Part A identifies a tall building as *“buildings or structures that are substantially taller than their neighbours and/or which significantly change the skyline”*.

- 10.24 Part B of the policy sets out “Buildings of 30 metres in height or more may be appropriate only within the areas indicated on Figure 17.” The proposed extensions are therefore considered to make the building a tall building for planning purposes.
- 10.25 Figure 17 provides a plan indicating where tall buildings may be appropriate. Image 15 provides an extract of Figure 17 and the location of the site.

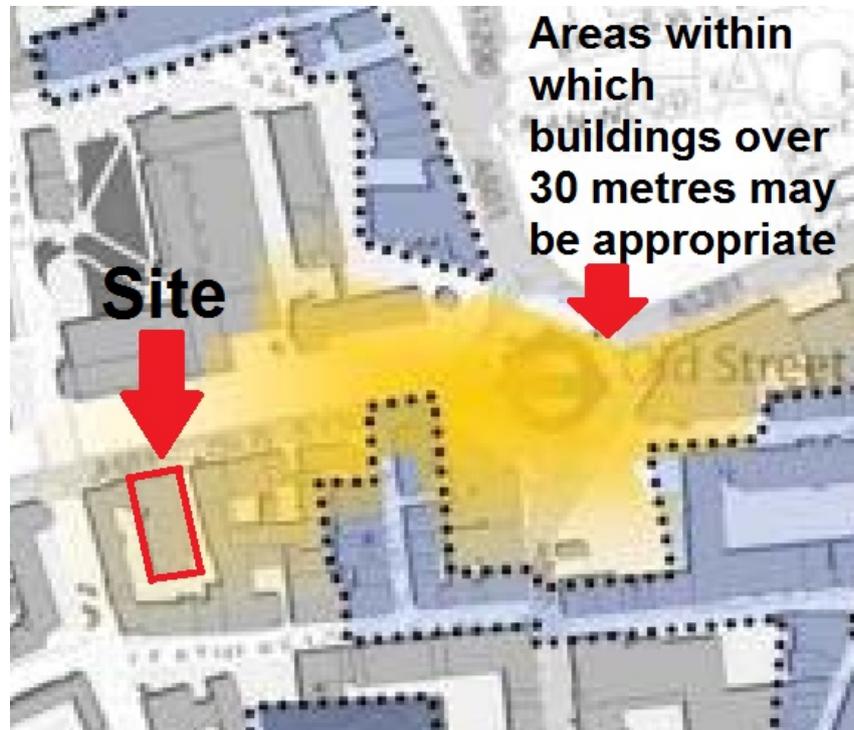


Image 11 – Extract from Figure 17 of Finsbury Local Plan

- 10.26 As can be seen from image 11, the site falls within the periphery of an area identified as potentially appropriate for buildings over 30 metres in height on Figure 17 of the Finsbury Local Plan. As the site is not within the area identified as appropriate for buildings over 30 metres in height, the application has been advertised as a departure from the development plan.
- 10.27 Part C of the policy allows that “elsewhere, building heights must respond to the local context, particularly those contextual factors indicated on Figure 17.”
- 10.28 The proposed increase in the height of the existing building has been thoroughly tested. This includes townscape and views analysis as well as the presentation of the plans to Islington’s DRP.
- 10.29 The addition of the extra stories would not result in a building substantially taller than its neighbours. There will be change to the skyline, but in the context of views along Old Street the change would not be significant. The alteration to the skyline when viewed from the Bunhill Fields-Finsbury Square Conservation Area is very limited and could not be said to alter the character and appearance of the Conservation Area to an unacceptable degree. Therefore, whilst the proposals technically amount to a departure from the development plan by virtue of the resultant height of the building exceeding 30 metres, given the site’s local context the height is appropriate to its surroundings, the proposals are acceptable without raising conflict with the aims of policies CS9 or BC9.

## Land Use Summary

- 10.30 The provision of additional B1(a) office floorspace is an appropriate response given the policy context and is acceptable in land use terms subject to securing the appropriate contributions to affordable housing and affordable workspace. As a whole, the proposal would be in accordance with London Plan Policies 2.9 and 4.2, Islington Core Strategy Policies CS7 and CS13 and Development Management Policies DM5.1 and Finsbury Local Plan Policy BC8.

## Design & Appearance

- 10.31 Classic House is a seven storey 1930s office building with Art Deco and modernist touches with rectangular brick, glass and granite frontage. The building possesses some historical importance, contributes to the area's recognisable character as a commercial street, and has recognisable architectural merit.
- 10.32 The site is not located within a Conservation Area. However, the Bunhill Fields/Finsbury Square and St Luke's Conservation Areas are located to the south and west of the site respectively. Central to the St Luke's Conservation Area is St Luke's Church, dating from 1733, which is located approximately to the west of the site. This includes the obelisk spire which is a local landmark (LL14) with important views. The building at 142-146 Old Street is a locally listed building.
- 10.33 In terms of building height, the proposed extension at roof level would comprise two new floors of office accommodation, rising from seven storeys (at present) to a nine storey building. However, the additional height created at roof level would be approximately 5 metres.
- 10.34 The proposed extensions comprise reconstituted stone and pale concrete panels to create new fins and horizontal banding and brick work in a similar tone but orientated vertically, with aluminium windows.

## Policy

- 10.35 The NPPF (2019) in section 12 '*Achieving well designed places*' states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 10.36 NPPF Chapter 16 '*Conserving and enhancing the historic environment*' sets out the criteria for the conservation and enjoyment of the historic environment in the strategy of local plans as well as relevant criteria for assessing and determining planning applications. Consideration includes harm posed to both designated and non-designated heritage assets and their setting.
- 10.37 Paragraph 190 of the NPPF requires '*Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.*'
- 10.38 Paragraph 192 requires '*In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.*'

- 10.39 Paragraph 196 requires *'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.'*
- 10.40 Policies CS8, CS9 and CS10 in Islington's Core Strategy, and policies in chapter 2 of Islington's Development Management Policies, are also relevant. The council's Urban Design Guide SPD and the Mayor of London's Character and Context SPG are also relevant to the consideration of the current application.
- 10.41 London Plan Policy 7.4 states that development should have regard to the scale, mass and orientation of surrounding buildings, and that buildings should provide a high quality design response that has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass. London Plan Policy 7.6 states that buildings should be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm, and should not cause unacceptable harm to the amenity of surrounding land and buildings. The Mayor of London's Character and Context SPG notes at paragraph 7.26 that "the key or essential characteristics of a place provide an important reference point against which change can be assessed".
- 10.42 Policy DM2.1 of Islington's Development Management Policies requires development (including alterations and extensions) to be based upon an understanding and evaluation of an area's defining characteristics, confirms that acceptable development will be required to respect and respond positively to existing buildings, and sets out a list of elements of a site and its surroundings that must be successfully addressed – this includes urban form, building heights and massing.

#### **Assessment of potential impacts designated heritage assets**

- 10.43 Although the site is not within a conservation area, given the relationship to the nearby conservation areas, a series of views have been provided of the proposed alterations from viewpoints within the Bunhill Fields-Finsbury Square Conservation Area and the St Luke's Conservation Area. These viewpoints enable an assessment of any potential visual impact of the proposals from within Bunhill Fields Burial Ground and the Grounds of the Honourable Artillery Company, which are within the Conservation Area and include heritage assets of national significance.
- 10.44 The views have demonstrated that the only possible impact on heritage assets could be in views from Bunhill Fields towards the north. The proposals will not affect views of the spire of St Luke's Church from Bunhill Fields. The additional mass of the proposed extension will be visible in the view from Bunhill Fields looking north, but the proposed additional mass will be considerably lower than much of the surrounding skyline and is of such a distance from Bunhill Fields that it could not be said to represent an increased sense of enclosure. The additional height would not disrupt a consistent skyline/roofline.
- 10.45 While it is acknowledged that the additional mass of the proposed extension will be visible from Bunhill Fields, the alteration to the skyline is minimised by the height of Godfrey House to the North and the existing core of Classic House extending beyond the main roof line. Therefore, the proposals would not have a harmful impact on the character and appearance of the Bunhill Fields/Finsbury Square Conservation Area and it is therefore acceptable in this regard.

#### **Impact of the proposals on the character of Classic House and the street scape**

- 10.46 Notwithstanding an assessment of potential visual impact of the proposal on views from neighbouring designated heritage assets, paragraphs 5.85 and 5.86 of The Urban Design Guide (2017) further acknowledges that the impact of roofline alterations should also be considered in relation to potential adverse impact on undesignated street frontages and buildings:

*There is usually more scope for change in the roofline and facades within streets where there are a variety of frontages and building heights, particularly where the height of frontages is relatively low in proportion to the width of the street.*

*However, even where there are existing variations in building heights, an alteration to the existing roofline is likely to be unacceptable where:*

- The existing street frontages and roof profile have historical and/or architectural importance and/or contribute to an area's individual character. This will include listed buildings, conservation areas and sometimes other buildings that do not have this status.*

10.47 It is therefore important to consider the historical and/or architectural importance of Classic House, and the ways in which it does or does not contribute to the area's individual character, before assessing any potential impact of the proposed alterations on that importance and character.

10.48 Paragraph 5.153 Islington Urban Design Guide has further regard to roof extensions outside of conservation areas:

*Outside conservation areas, there is more scope to introduce roof extensions where these are of a high quality design. Where a street frontage benefits from a consistent and unbroken roofline, alterations which would disrupt this consistent roofline and be visible from the public realm need to be designed in a style appropriate to the host building. Where the extension is not visible from the public realm, for example if it is generously setback from the front parapet, there may be more scope for flexibility in the design.*

10.49 There is variation to the rooflines surrounding the street frontage of the application site, and a roof extension to Classic House would not disrupt a consistent roofline. However, the proposed roof extension would be visible from the public realm, i.e. Old Street.

10.50 The introduction of a set-back roof extension and associated increases in height to the east core and east/south elevation would not be an inappropriate treatment for this building. Set back upper stories have a precedent on structures of this period, even appearing during the initial design phase.

10.51 The limited palette of materials and uniform elevations to each floor above ground level are crucial to creating the 'streamlined' appearance which give Classic House its cohesion and architectural character.

10.52 During pre-application discussions and prior to presentation to the Design Review Panel, the materials of the proposed upper floors to Classic House have been revised to create a palette of materials which more clearly referenced the host building. This has been successful and allows the existing principal elevation to remain the most dominant element in the streetscape.

10.53 The Panel noted that the G value of the proposed glass will require consideration because the existing glazing to the building is clear, and any proposal which creates a tinted glazing which contrasts with the existing glazing could not be considered desirable. The Panel further noted the importance of ensuring any new brickwork had a complementary relationship with the existing brick and mortar and that if a different bond was used for the new elements it should nonetheless have a harmonious relationship with the host building. It is recommended that a condition is attached requiring the submission of all external facing materials including a sample brick panel including mortar details.

10.54 It was advised that the addition of a storey of plant will not be acceptable, and any development of the proposals must show how this will be integrated within the design of the proposed stories or elsewhere on the site. The proposals for plant have been revised to locate plant off the roof,

at ground level in the service courtyard and hidden within the eighth floor roof extension. This is the most preferable solution in design terms.

- 10.55 The proposals were revised in light of the DRP comments and were presented to officers on 20<sup>th</sup> June 2019. The revised scheme is the basis for this planning application.
- 10.56 The revisions were considered to be welcome and to have taken on board the DRP comments and officer's advice.
- 10.57 The proposed relocation of the plant to ground level is preferable to the original rooftop location in design and townscape terms. The entrance has been revised following the DRP comments including enlargement to the size of the reception and improvements to the access and size of the entrance which follows DRP advice, and the general design of the approach to the entrance lobby is acceptable. Details of cladding and lighting should be reserved by condition (3).
- 10.58 The set-back of the stair core extension allows the original building and the proposed addition to read more comfortably, and the retention of the original flag pole is welcome. The new double doors to Old Street are acceptable in principle, providing they are of solid timber. Although the metal insert to the over-light is a modern insertion, it is characteristic of the streamlined nature of the building and is an attractive feature in the streetscape which should be retained in preference to having an area of blank glazing over the door.

#### Design Conclusion

- 10.59 The existing building, although not listed, has architectural merit. The proposed alterations are considered to sympathetically address the character and strong design intentions of the existing building in scale, form and materials.
- 10.60 The proposals will not be visible from surrounding heritage assets (including conservation areas) with the exception of two viewpoints from within Bunhill Fields Burial Ground. However, the alteration to the skyline when viewed from these two view-points is very limited and could not be said to alter the character and appearance of the Conservation Area to an unacceptable degree.
- 10.61 The proposed elevations are considered to respond to, and respect the existing site context whilst respecting the relationship with Bentima House, which adjoins the site to the west. It is recommended that a condition is attached requiring the submission of materials to ensure that the new materials proposed for the extensions complement the brick of the existing building and details of exterior lighting/illumination (condition 3).
- 10.62 Overall, the design of the proposal is considered to improve the aesthetic of the existing building and the appearance of the street scene in accordance with planning policies, in particular Policies 7.4 and 7.6 of the London Plan, Core Strategy Policy CS8 and Development Management Policy DM2.1.

#### Internal layout

- 10.63 The existing internal layout is largely retained, with two cores managing access/escapes, one on the western side of the front elevation and one on the side elevation of the building providing the main entrance to the office from the side access road known as Martha's Buildings.
- 10.64 At ground level, the A4 drinking establishment would remain as existing with its own demise, with minor alterations to the existing refuse store.

10.65 The alterations are relatively modest in scale and of an appropriate design and appearance, in accordance with planning policies, in particular Policies 7.4 and 7.6 of the London Plan, Policy CS8 and Development Management Policy DM2.1.

### **Inclusive Design**

10.66 Paragraph 98 of the NPPF (2019) is relevant to the current proposal in relation to inclusive design. London Plan Policy 7.2 relating to “An Inclusive Environment” requires all new development to achieve the highest standards of accessible and inclusive design, and refers to the Mayor’s Accessible London SPG. At the local level, Development Management Policy DM2.2 requires all developments to demonstrate that they i) provide for ease of and versatility in use; ii) deliver safe, legible and logical environments; iii) produce places and spaces that are convenient and enjoyable to use for everyone; and iv) bring together the design and management of a development from the outset and over its lifetime.

### **Assessment**

10.67 The proposals include alterations to improve the accessibility of the existing office building in addition to the new floorspace. The alterations include revisions to the existing ground floor office entrance, accessed via Martha’s Buildings and provision of a second lift to all floors. The relevant alterations to the accessibility of the building comprise the following:

- Addition of new automated double door for the new entrance with a clear opening to be 1500mm;
- An accessible WC at ground floor level served by an accessible corridor;
- An ambulant WC within the main cubicles area in all floors;
- An accessible WCs with a 1500mm x 1500mm manoeuvring space on alternate floors within the existing office floorspace.
- A secure access external cycle parking space on Martha’s Building elevation adjacent to the entrance and core with a clear area of 1500mm;
- A mobility scooter charging point within the reception;
- A self-contained accessible toilet and shower room on the eighth floor with the door opening outwards.
- Upgrading of the main core to a fire fighting shaft with firefighting lift.
- A wheelchair refuge with communication panel for each core on each floor.

10.68 The accessibility of the new floorspace and the building generally have been considered in detail during both pre-application discussions and during the application in consultation with the Council’s Inclusive Design Officer. Revisions have been made to address comments regarding cycle storage, alterations to the Martha’s Building access road and approach to the new entrance, and clarifications regarding clearance behind the doors on the landings in core 1. The Inclusive Design Officer is accepting of the proposals subject to condition regarding the accessible cycle storage and details of call point refuge and fire emergency plan (condition 11).

10.69 The alterations significantly improve the legibility of access to the ground floor with an altered and extended entrance and also improves the safe egress and evacuation to all floors.

10.70 The proposed business floor space in the revised form would comply with relevant planning policies and the relevant parts of the Inclusive Design in Islington SPD subject to the additional details required by condition 11.

### **Neighbouring Amenity**

10.71 All new developments are subject to an assessment of their impact on neighbouring amenity in terms of loss of daylight, sunlight, privacy and an increased sense of enclosure. A development’s likely impact in terms of air quality, dust, safety, security, noise and disturbance

is also assessed. In this regard, the proposal is subject to London Plan Policy 7.14 and 7.15 as well as Development Management Policies DM2.1 and DM6.1 which requires for all developments to be safe and inclusive and to maintain a good level of amenity, mitigating impacts such as noise and air quality. Moreover, London Plan Policy 7.6 requires for buildings in residential environments to pay particular attention to privacy, amenity and overshadowing.

- 10.72 Daylight and Sunlight: In general, for assessing the sunlight and daylight impact of new development on existing buildings, Building Research Establishment (BRE) criteria is adopted. In accordance with both local and national policies, consideration has to be given to the context of the site, the more efficient and effective use of valuable urban land and the degree of material impact on neighbours.
- 10.73 BRE Guidelines paragraph 1.1 states: *“People expect good natural lighting in their homes and in a wide range of non-habitable buildings. Daylight makes an interior look more attractive and interesting as well as providing light to work or read by”*. Paragraph 1.6 states: *“The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design...In special circumstances the developer or local planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings”*.
- 10.74 Daylight: the BRE Guidelines stipulate that... *“the diffuse daylighting of the existing building may be adversely affected if either:*
- *the VSC [Vertical Sky Component] measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value;*
  - *the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value.” (No Sky Line / Daylight Distribution).*
- 10.75 At paragraph 2.2.7 of the BRE Guidelines it states: *“If this VSC is greater than 27% then enough skylight should still be reaching the window of the existing building. Any reduction below this level should be kept to a minimum. If the VSC, with the development in place is both less than 27% and less than 0.8 times its former value, occupants of the existing building will notice the reduction in the amount of skylight. The area lit by the window is likely to appear gloomier, and electric lighting will be needed more of the time.”*
- 10.76 The BRE Guidelines state (paragraph 2.1.4) that the maximum VSC value is almost 40% for a completely unobstructed vertical wall. At paragraph 2.2.8 the BRE Guidelines state: *“Where room layouts are known, the impact on the daylighting distribution in the existing building can be found by plotting the ‘no sky line’ in each of the main rooms. For houses this would include living rooms, dining rooms and kitchens. Bedrooms should also be analysed although they are less important... The no sky line divides points on the working plane which can and cannot see the sky... Areas beyond the no sky line, since they receive no direct daylight, usually look dark and gloomy compared with the rest of the room, however bright it is outside”*.
- 10.77 Paragraph 2.2.11 states: *“Existing windows 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 may result in a large relative impact on the VSC, and on the area receiving direct skylight.”* The paragraph goes on to recommend the testing of VSC with and without the balconies in place to test if it the development or the balcony itself causing the most significant impact.

10.78 Sunlight: The BRE Guidelines (2011) state in relation to sunlight at paragraph 3.2.11:

*“If a living room of an existing dwelling has a main window facing within 90degrees of due south, and any part of a new development subtends an angle of more than 25 degrees to the horizontal measured from the centre of the window in a vertical section perpendicular to the window, then the sunlighting of the existing dwelling may be adversely affected. This will be the case if the centre of the window:*

- *Receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March 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.”*

10.79 The BRE Guidelines) state at paragraph 3.16 in relation to orientation: “A south-facing window will, receive most sunlight, while a north-facing one will only receive it on a handful of occasions (early morning and late evening in summer). East and west-facing windows will receive sunlight only at certain times of the day. A dwelling with no main window wall within 90 degrees of due south is likely to be perceived as insufficiently sunlit.” It goes on to state (paragraph 3.2.3): “... it is suggested that all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90 degrees of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun.”

Analysis of Daylight Impact on Affected Properties

10.80 The site fronts onto Old Street to the north, adjoins Bentima House to the west, sits adjacent Martha’s Buildings to the east, and there is a car park at the rear of the site which separates the site from the rear of properties fronting onto Featherstone Street to the south. On the opposite side of Old Street to the north is Newland Court.

10.81 The assessment focuses on the impact on those surrounding residential properties. The applicants have provided a detailed Daylight/sunlight analysis report (October 2019 V1-R13) which notes that the following properties have been assessed:

10.82 184-186 Old Street (Kersella House)/1 Martha’s Buildings/48-50 Featherstone Street This building is located to the east of the site. The building is formed of six storeys with a commercial property at 184-186 Old Street at ground floor on the corner with Old Street and ten residential flats from first to fifth floor level known as 1 Martha’s Buildings. The building adjoins a mixed use building to the south which also fronts onto the Martha’s Buildings access road with registered address as 48-50 Featherstone Street. Windows from all three addresses have been tested and listed in the report as 184-186 Old Street (Kersella House).

			Vertical Sky Component			No Sky Line (Daylight Distribution)			
1 Martha’s Buildings	Room / Window	Room use	Existing (%)	Proposed (%)	Percentage reduction in VSC	Whole room sq ft	Previous sq ft	Proposed sq ft	Percentage reduction in Daylight Distribution
Fifth Floor	R2/25 W14/25	Bedroom	19.69	15.44	<b>21.58</b>	146.9	88.4	62.1	<b>29.8</b>

Table 1 - 1 Martha's Buildings – VSC and Daylight Distribution result

- 10.83 The findings of the BRE report as submitted conclude that of the 70 windows tested, one window (W41/25) would experience transgressions of the BRE VSC guidance. The transgression weighs against the scheme, but given the minor nature of the transgression of 21.58 percent, objection is not raised. The submitted BRE report indicates that the daylight distribution reduction for this room (R2/25) would be 29.8 percent. Overall, the nature of this transgression above the BRE guidance threshold of 20 percent is at the lower end of impact. Given the central urban location, the impact would not form grounds for the refusal of the application.
- 10.84 48-50 Featherstone Street to the south east of the site, adjoining 1 Martha's Buildings which forms a six storey building of residential flats. One window was tested located on the sixth floor on the north elevation, and the results indicate that this window would not experience any transgressions of the VSC or Daylight Distribution Tests.
- 10.85 52-58 Featherstone Street to the south of the site, separated from the rear boundary of the site by a car park. This building has rear windows facing towards the application site at ground to fifth floors. There are commercial units at ground floor and residential on the upper floors.

			Vertical Component		Sky	No Sky Line (Daylight Distribution)			
52-58 Featherstone Street	Room / Window	Room use	Existing (%)	Proposed (%)	Percentage reduction in VSC	Whole room sq ft	Previous sq ft	Proposed sq ft	Percentage reduction in Daylight Distribution
First Floor	R8/101 W11/101	Residential	13.42	10.57	<b>21.24</b>	162.7	159.3	153.8	3.5
Second Floor	R7/102 W9/102	Residential	15.77	12.55	<b>20.42</b>	162.7	162.5	162.5	0.0
Third Floor	R6/103 W8/103	Residential	23.85	20.38	14.55	167.4	164.8	130.1	<b>21.1</b>
Third Floor	R7/103 W9/103	Residential	23.47	19.95	15.00	117.5	115.4	83.9	<b>27.3</b>
Fifth Floor	R3/105 W3/105	Residential	31.11	27.10	12.89	85.4	84.1	63.8	<b>24.1</b>

Table 2 - VSC and Daylight Distribution results - 52-58 Featherstone Street

- 10.86 The findings of the BRE report as submitted conclude that of the 40 windows tested, five windows would experience transgressions of the BRE guidance. Two windows indicate minor deficiencies of the VSC test with a range of no more than 21.24 percent. The impact is acknowledged however it is also noted that the transgression is at the lower end of the spectrum.
- 10.87 Three rooms indicate minor deficiencies of the Daylight Distribution Test, with a range of reductions of no more than 27.3 percent. Again, while the impacts weigh against the scheme, these impacts are at the lower end of the scale and less weight is therefore attributed to them.

Overall, the nature of the transgressions above the BRE guidance threshold are minor, and only to a small number of units.

- 10.88 Newland Court which comprises the nine storey building to the north of the site facing towards the front of the site (noting that the road is relatively wide with the properties also heavily set-back from the pavement). A total of 120 windows have been tested. All windows retain a fully BRE compliant level of daylight on the existing situation with regards to the VSC and Daylight Distribution Tests.
- 10.89 Bentima House, 168-172 Old Street comprises of the eight storey mixed use building adjoining the western boundary of the site. The rear (eastern) elevation faces towards the site.
- 10.90 The property comprises of a public house at ground floor with no windows on the rear elevation. The upper floors comprise of office accommodation across first to eighth floor. This impact on the office windows of this building have not been tested against the BRE guidelines. Paragraph 2.2.2 of the BRE Guidelines states:

*'The guidelines may also be applied to any existing non-domestic building where the occupants have a reasonable expectation of daylight; this would normally include schools, hospitals, hotels, and hostels, small workshops and some offices.'*

- 10.91 However, there are a number factors which does not need testing. In this instance there are no special space/light circumstances or requirements by the occupiers of the existing office. The rear infill extension at first to sixth floors would infill 4.9 metres to the boundary of the site in addition to the roof extension at seventh and eighth floors. The rear windows of Bentima House would be 11 metres from the proposed extension which is considered sufficient to retain a reasonable separation distance, given the circumstances of this site, the built form and character of the surrounding area. Bentima House provides dual aspect office accommodation and occupies a slender footprint allowing light from both front and rear elevations. The site is located in a central urban location, where there are numerous examples of similar separation distances in the surrounding area. As a result, this relationship between the buildings is not out of character with the pattern of development in the area and is considered to suitably balance the competing policy aims of maximising office floorspace whilst maintaining amenity.

#### Analysis of Sunlight Impact on Affected Properties

- 10.92 The BRE recommendation is that windows facing within 90° of south should have 25% of Annual Probable Sunlight Hours (APSH) with 5% in the winter months (from the autumn equinox to the spring equinox). Where reductions below the recommended levels are contemplated, these should be target limited to one fifth or 0.2 times the present value (unless a reduction of sunlight received over the whole year is not greater than 4% of annual probable sunlight hours).

Floor/ Room	Annual Probable Sunlight Hours				
	Existing Winter %	Proposed Winter – Target 5% or more	Existing Annual %	Proposed Annual % - Target 25% or more	Percentage Loss – Target less than 20%
First Floor, 1 Martha's Buildings, W13/21	4	4	13	8	38.5

First Floor, 1 Martha's Buildings, W14/21	4	4	12	7	41.7
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Table 3 – Average Probable Sunlight results - 1 Martha's Buildings

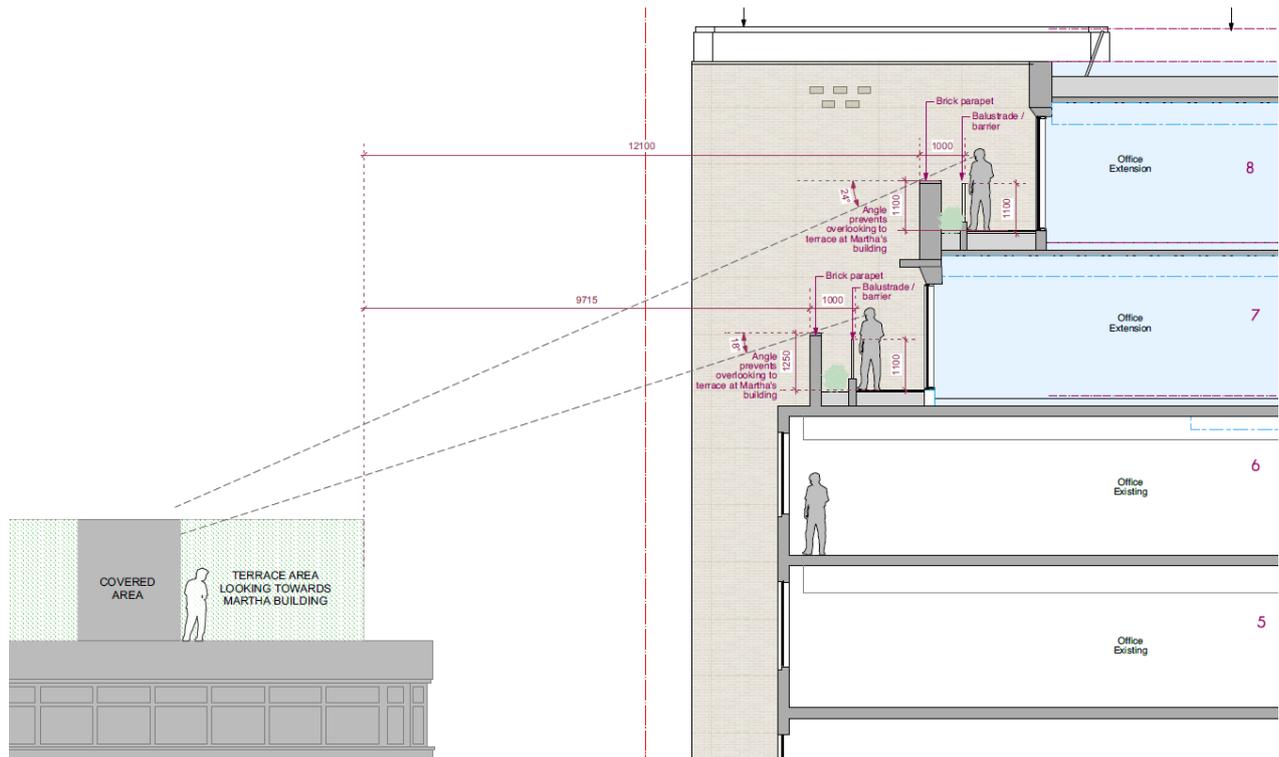
- 10.93 Of the 231 windows tested on surrounding residential properties, only two windows would experience a noticeable loss of sunlight (windows W13/21 and W14/21 on the first floor of 1 Martha's Buildings). However even in this instance, the level of transgressions would be limited to the Annual Probable Sunlight Hours. The windows would not experience any reduction to the existing Winter Probable Sunlight Hours.
- 10.94 In summary, whilst two windows to neighbouring residential properties would experience a noticeable loss of sunlight, overall the impact on sunlight reductions in reference of the BRE Guidelines is limited and given the small proportion of windows affected, refusal of the scheme is not warranted.

Privacy and amenity impact (including noise and disturbance)

- 10.95 Paragraph 2.14 of Islington's Development Management Policies states that "to protect privacy for residential development and existing residential properties, there should be a minimum distance of 18 metres between windows of habitable rooms".
- 10.96 Paragraph 2.3.30 of the Mayor of London's Housing SPG states that such minimum distances "can still be useful yardsticks for visual privacy.
- 10.97 The proposals result in the creation of two additional floors of office accommodation and the creation of roof terraces for use in connection with the additional office accommodation.
- 10.98 The proposal would introduce windows (serving the additional office floor space) facing towards the front (north) and side (east) and rear (south) elevations.

Eastern Elevation

- 10.99 The proposed roof extensions introduce windows which face in an easterly direction at seventh and eighth floors. Whilst the eastern elevation of the application site is located approximately 8 metres from the western elevation of 1 Martha's Buildings, the windows of the extensions would be located a minimum of one and a half floors above the height of the nearest residential windows. The extensions are recessed from the elevation by at least 3 metres at seventh floor and at least 5 metres at eighth floor. Roof terraces are proposed at seventh and eighth floors, in front of the roof extensions adjacent to the eastern elevation of the site.
- 10.100 The image below indicates the relationship between the buildings and the existing and proposed line of sight from the proposed roof terraces and extensions towards the existing windows at 1 Martha's Buildings.



*Image 12 – Illustrates the existing relationship between Classic House and the residential properties at 1 Martha’s Buildings, and the angle of view from the proposed roof terraces at seventh and eighth floors towards the roof terrace of the residential properties at 1 Martha’s Buildings.*

- 10.101 Image 12 indicates the vertical separation between the proposed office extensions and roof terraces and 1 Martha’s Buildings. It would not be possible to view the residential windows or residential roof terrace from inside the proposed roof extensions. The closest line of sight from the proposed roof terraces towards the residential roof terrace at 1 Martha’s Buildings would be from approximately 16 metres away. There would be no additional views towards the windows of the residential properties at 1 Martha’s Buildings. It is noted that there is an existing level of overlooking from the existing windows on the lower floors of the office building.
- 10.102 As a result, it has been demonstrated that there would not be a harmful increase in overlooking or loss of privacy to 1 Martha’s Buildings. Whilst there would be some glimpses towards the existing residential roof terrace, the balustrade largely prevents a direct line of sight, and consideration is given to the existing levels of overlooking from the lower floors.
- 10.103 Therefore, whilst there would be some impact on residential amenity, following the detailed analysis undertaken as set out above, the impact would not be so materially different from the existing situation as to sustain the refusal of the application on this basis.
- 10.104 With regard to noise and disturbance, an objection has been received regarding an increase in overlooking towards the roof terrace on the top of 1 Martha’s Buildings. The proposed roof terraces would be at a greater height than the residential and have solid parapet wall screening as indicated above. The Council’s Acoustic Officer has commented that there is ambient sound from Old Street which would provide some masking of sound. The officer has not raised any objections to the roof terraces subject to a condition (14) controlling the hours of use to 0800-1900 hours Mondays to Fridays and at no time during the weekends and Bank Holidays.
- 10.105 Officers consider that the condition would ensure that those residential occupants surrounding the site would not suffer any harmful increase noise and disturbance, given the proposed office

use of the building and the hours of use of the terrace which would be controlled by the use of Condition 14.

#### South Elevation

- 10.106 The proposal would also introduce windows to the rear (south) elevation facing across the rear of the site towards the rear windows of 52-58 Featherstone Street at the seventh and eighth floor. However, there would be at least 21 metre separation gap between the rear facing windows of the development and the rear windows to the Featherstone Street properties. The separation distance exceeds the minimum requirement.
- 10.107 In the circumstances it is not considered that there would be an increase in overlooking or loss of privacy to these neighbouring residential properties as to conflict with the Council's policies on the protection of residential amenity.

#### North Elevation

- 10.108 The proposal would introduce windows to the front of the roof extension at seventh and eighth floors. Newland Court is at least 40 metres away from the front elevation, on the opposite side of Old Street, set back from the road behind a large paved area. There are existing windows on the front of Classic House at ground to sixth floors which face towards Newlands Court.
- 10.109 Paragraph 2.14 of Islington's Development Management Policies states that: *'To protect privacy for residential developments and existing residential properties, there should be a minimum distance of 18 metres between windows of habitable rooms. This does not apply across the public highway; overlooking across a public highway does not constitute an unacceptable loss of privacy.'*
- 10.110 The Council's policies do not protect overlooking across a highway, and the distance between the site and Newlands Court is at least double the minimum separation distance which applies where residential uses face towards each other.

#### West Elevation

- 10.111 There would be a separation gap of 11 metres from the side (west) elevation of the proposed roof extension and the rear elevation the office accommodation at Bentima House. This is a reduction on the existing situation by around 4.9 metres and retains the existing situation of office windows facing one another. An examination of the context shows this sort of separation distance is not uncommon. Therefore, given the nature of the use, the local character of tight urban grain, this is considered to retain an acceptable separation.

#### Outlook/Sense of enclosure

- 10.112 Outlook is the visual amenity provided by the immediate surroundings of a (usually residential) property, as experienced from its windows or outdoor spaces – can be affected by the close siting of another building or structure, which – depending on its proximity, size and appearance – can create an oppressive, increased sense of enclosure to the detriment of the amenities of rooms in a neighbouring property, particularly those of single aspect dwellings, or those that already have limited outlook. Outlook does not refer to views of a particular landmark or feature of interest, or long views over land not in the ownership of the viewer.
- 10.113 As the proposal would increase the height of the building by two stories, it is expected that there would be some impacts on outlook.

## 1 Martha's Buildings

- 10.114 The closest residential properties to the site are at 1 Martha's Buildings and 50 Featherstone Street which faces approximately 8 metres from the east elevation of the application building. The existing and proposed relationship between the buildings is shown at images 12 and 13 in this report.
- 10.115 The proposed additional floors would be positioned at least one and a half storeys above the existing windows and set back from the eastern elevation by at least 3 metres at seventh floor and at least 5 metres at eighth floor. The scale of these recesses from the eastern elevation help to reduce the visibility of the visual impact generated by the additional massing of the roof extensions. The combination of the siting of the roof extensions and the vertical separation of the additional massing from the windows on 1 Martha's Buildings and 50 Featherstone Street is not considered to result in a materially harmful loss of outlook or creation of an undue sense of enclosure.

## 55-58 Featherstone Street

- 10.116 There are also residential properties on the upper floors of 56-58 Featherstone Street with windows facing towards the rear of the application site. There would be an increase in height and massing on the roof by two storeys and additional part width infilling at first to sixth floors of the rear elevation with an overall height of 26 metres. As set out above, the additional massing is sited at least 21 metres away from these windows and therefore this relationship is considered typical, having regard to the pattern of development in this central London location.

## Bentima House

- 10.117 The proposed extension on the western elevation of the site would be sited, adjacent to the rear of the office building at Bentima House. The Council's policies give little weight to protecting the outlook of non-domestic properties and, as an office building with a slender footprint which benefits from dual aspect accommodation fronting onto Bunhill Row, in the circumstances and having regard to the pattern of development in the area, the proposals are considered acceptable.

## Newland Court

- 10.118 Given the separation distance from Newlands Court on the opposite side of Old Street at in excess of 40 metres, the height and massing of the additional two storeys, recessed from the front (northern) elevation, be sufficiently far away so as not to have an unacceptable impact on the outlook to the existing residential properties located within this building.

## Acoustic Impacts

- 10.119 A response has been received from a neighbouring property, requesting an acoustic survey to assess the current structural and air borne noise impacts between the drinking establishment on the ground floor and the offices above. The Council's Acoustic Officer has been consulted and has assessed the noise assessment and raised no objection to the proposal. Noise sensitive uses are commonly held to include residential, educational establishments and hospitals (and also potentially laboratories or research facilities which are vibration/noise sensitive). The Council does not assume a commercial office space to be a noise sensitive use. In the absence of any structural changes between the pub and the office space, the Council's Acoustic Officer does not in this instance consider an acoustic survey to be required or sound proof insulation.

## Light Pollution

- 10.120 It is not recommended that the hours of occupation of the development be restricted. However, this raises the possibility of night time light pollution occurring, should office staff need to work outside normal office hours.
- 10.121 To address this, a condition (15) has been recommended for details of measures to adequately mitigate light pollution affecting neighbouring residential properties. The measures that are suggested and could be used include automated roller blinds, lighting strategies that reduce the output of luminaires closer to the façades or light fittings controlled through the use of sensors. In addition, another condition (21) has been recommended in relation to the submission of any external lighting.
- 10.122 It is considered that these conditions would ensure the extent of light being used within the building is reduced and help minimise any impact on neighbouring properties, so as to address light pollution concerns.

#### Anti-social behaviour in Martha's Buildings private access road

- 10.123 A neighbouring property has raised concerns relating to anti-social behaviour in the Martha's Buildings private road. There is no evidence to suggest that the increase in footfall from the extended office building and the revised entrance on Martha's Buildings private road, would result in an increase in anti-social behaviour.
- 10.124 The Metropolitan Police have requested that the scheme meets Secured By Design accreditation, and requested that the cycle and refuge store be secured with security rated door, lighting be utilised with CCTV and entrance doors to the building should be appropriately secure. These measures are secured by condition 22.

#### Neighbouring Amenity Summary

- 10.125 It is considered that the proposal would not result in unacceptable impacts on neighbouring residential nor office amenity, including with regard to loss of daylight and sunlight, outlook, privacy, nor an unacceptable increased sense of enclosure, and would adhere with the provisions of Policy DM2.1 of the Council's Development Management Policies (2013) document.

#### Sustainability, Energy Efficiency and Renewable Energy

- 10.126 The NPPF confirms that the purpose of the planning system is to contribute to the achievement of sustainable development, and standards relevant to sustainability are set out throughout the NPPF.
- 10.127 The Council requires all developments to meet the highest standards of sustainable design and construction and make the fullest contribution to the mitigation of and adaptation to climate change. Developments must demonstrate that they achieve a significant and measurable reduction in carbon dioxide emissions, following the London Plan energy hierarchy. All developments will be expected to demonstrate that energy efficiency has been maximised and that their heating, cooling and power systems have been selected to minimise carbon dioxide emissions.
- 10.128 Islington's Core Strategy policy CS10 (part A) states that all developments should maximise on-site reduction in total (regulated and unregulated) carbon dioxide emissions. The Core Strategy also requires developments to address a number of other sustainability criteria such as climate change adaptation, sustainable transport, sustainable construction and the enhancement of biodiversity.

- 10.129 Development Management Policy DM7.1 requires development proposals to integrate best practice sustainable design standards and states that the council will support the development of renewable energy technologies, subject to meeting wider policy requirements. Details are provided within Islington's Environmental Design SPD, which is underpinned by the Mayor's Sustainable Design and Construction Statement SPG.

Carbon dioxide emissions

- 10.130 The London Plan sets out a CO2 reduction target, for regulated emissions only, of 40% against Building Regulations 2010 and 35% against Building Regulations 2013.
- 10.131 The Sustainable Design and Construction Statement (August 2019) (hereafter referred to as the "SCDS") indicates a 44.4% reduction in regulated CO2 emissions against a Building Regulations 2013 baseline, thereby exceeding the London Plan target.
- 10.132 Islington Council policy requires onsite total CO2 reduction targets (regulated and unregulated) against Building Regulations 2010 of 40% where connection to a decentralised energy network is possible, and 30% where not possible. These targets have been adjusted for Building Regulations 2013, requiring a 27% reduction where not possible. Feasibility testing has been undertaken and it has been established that in this instance connection to the DEN is not feasible (this position has been reviewed and agreed by the Council's Energy Officer). The Applicant's SCDS show a 27% reduction in total emissions against the Building Regulation 2013 baseline, thereby meeting the requirements of Islington CS10.
- 10.133 With regard to Zero Carbon policy, the council's Environmental Design SPD states "after minimising CO2 emissions onsite, developments are required to offset all remaining CO2 emissions (Policy CS10) through a financial contribution". All in, this means both regulated and unregulated emissions. The Environmental Design SPD states "The calculation of the amount of CO2 to be offset, and the resulting financial contribution, shall be specified in the submitted Energy Statement." In order to mitigate against the remaining carbon emissions generated by the development, the revised SCDS includes a correctly calculated Carbon Offset contribution of £169,188 for the 183.9 tonnes of total CO<sub>2</sub> emissions. This is to be secured by way of a planning obligation.

Sustainability

- 10.134 Council policy DM 7.1 (A) states "Development proposals are required to integrate best practice sustainable design standards (as set out in the *Environmental Design SPD*), during design, construction and operation of the development." Council policy states "developments are required to demonstrate how the proposed design has maximised incorporation of passive design measures to control heat gain and to deliver passive cooling, following the sequential cooling hierarchy".

BE LEAN

Energy efficiency standards

- 10.135 The Council's Environmental Design SPD states 'The highest possible standards of thermal insulation and air tightness and energy efficient lighting should be specified'. 'U values' are a measure of heat loss from a building and a low value indicates good insulation.
- 10.136 The applicant proposes various sustainability measures, including improved U-values for the external walls, roof and windows. Whilst the windows and walls would not be upgraded to meet the recommendations in Islington's Environmental Sustainability Design SPD, as the building is meeting the 27% for total emissions, this has been accepted by the Council's Energy Officer.

- 10.137 The SCDS includes a commitment to use LED lighting in office and other areas of the building with occupancy sensors in communal areas, which is welcomed by the council's energy officer.
- 10.138 The SCDS includes a BREEAM pre-assessment as Appendix A. The development has an overall score of 70.42% achieving the required 'Excellent' rating, this is secured through condition 9.

#### BE CLEAN

##### Decentralised heating

- 10.139 Policy DM7.3(B) requires that proposals for major developments within 500m of an existing or planned Decentralised Energy Network (DEN) should be accompanied by a feasibility assessment of connection to that network, to determine whether connection is reasonably possible.
- 10.140 The site is within 500m of both the Citigen and Bunhill Energy Networks. Following site of a feasibility study the Energy Officer accepts that it is not reasonable to connect to a DEN.
- 10.141 The Energy Officer has requested that the applicant demonstrate how the development will be futureproofed for connection to a future DEN. The scheme proposes extensions to an existing building resulting in an uplift in office floorspace of 26 percent. However, the ground floor of the building is occupied by a public house, and there is little room for a plant room in the office reception. The proposal is to an existing building with proportional upward extensions. Given the constraints and nature of the scheme, it is not practical in this instance to require future proofing.

#### BE GREEN

##### Renewable energy technologies

- 10.142 A 70sqm Solar PV Array is proposed which helps the proposal meet the Council's reduction target of 27% for total emissions. When combined with the green roof which covers 227sqm of the rooftop, the scheme is considered to have maximised the area of green roof and the efficiency of the PV array.
- 10.143 A VRF Heat Pump System is also proposed which saves 46.4% carbon dioxide emissions over the Part L 2013 Baseline and has been demonstrated to be more efficient than an efficient communal boiler which has been accepted by the Council's Energy Officer (in line with emerging London Plan policy approach).

##### Overheating and Cooling

- 10.144 Policy DM7.5A requires developments to demonstrate that the proposed design has maximised passive design measures to control heat gain and deliver passive cooling, in order to avoid increased vulnerability against rising temperatures whilst minimising energy intensive cooling. Part B of the policy supports this approach, stating that the use of mechanical cooling shall not be supported unless evidence is provided to demonstrate that passive design measures cannot deliver sufficient heat control. Part C of the policy requires applicants to demonstrate that overheating has been effectively addressed by meeting standards in the latest CIBSE (Chartered Institute of Building Service Engineers) guidance.
- 10.145 During the course of the application, the applicant has submitted an Overheating Risk Assessment. Following review of the document, the Energy Officer has agreed that once active cooling is included, all areas of the building are shown not to be at risk of overheating. The proposals are therefore considered to accord with policy and the requirements of the Environmental Design Guide.

### Green Performance Plan

- 10.146 Islington Development Management Policy DM7.1 (Sustainable design and construction) part E requires provision of a Green Performance Plan (GPP) detailing measurable outputs for the occupied development, with respect to energy consumption, CO<sub>2</sub> emissions and water use, and setting out arrangements for monitoring the plan over the first years of occupation.
- 10.147 A Draft Green Performance Plan has been submitted which contains measurable targets for energy consumption, CO<sub>2</sub> emissions and water consumption and how these will be monitored and arrangements for addressing performance. A final Green Performance Plan is to be secured through the S106 Agreement.

### Sustainable Urban Drainage System (SUDS)

- 10.148 Policy DM6.6 is concerned with flood prevention and requires that schemes must be designed to reduce surface water run-off to a 'greenfield rate', where feasible.
- 10.149 A Surface Water Drainage Strategy has been submitted indicating that the proposed drainage strategy will result in a 47% reduction in the volume of runoff from the site for the 1 in a 100year rainfall event compared to existing. The document sets out that it is not practicable to provide sufficient storage to attenuate runoff to greenfield rates. However, it is noted that there is a reduction in peak runoff rates by 47% and Attenuation storage will be provided in the substrate of the green roof and the granular sub-base of the permeable paving. Given the reduction in runoff rates, and the lack of space on the roof for formal attenuation, the proposals are not considered to conflict with the aims of the policy.
- 10.150 In summary it is concluded that the proposed development would contribute to the achievement of sustainable development as per the provisions of the NPPF and is therefore acceptable.

### Highways and Transportation

- 10.151 Policies relevant to highways and transportation are set out in section 4 of the NPPF and chapter 6 of the London Plan. Islington's Core Strategy policy CS10 encourages sustainable transport choices through new development by maximising opportunities for walking, cycling and public transport use. Detailed transport policies are set out in chapter 8 of Islington's Development Management Policies.

### Existing conditions

- 10.152 The site has a Public Transport Accessibility Level (PTAL) rating of 6(b) as the highest rating, 6 being the highest rating. It is within walking distance of Old Street station (250m east of the site). There are also multiple bus routes along Old Street. It should also be noted that there are also cycle lanes which are marked out along stretches of the nearby streets, offering sustainable transport options.
- 10.153 The existing main entrance to the site is accessed via the Martha's Buildings private road, which is used for deliveries. The vehicles used for deliveries to the offices are able to exit via the undercroft on to Bunhill Row.
- 10.154 The refuse and servicing point for the A4 (Drinking Establishment) unit on ground floor is also accessed via the Martha's Buildings private road.
- 10.155 A response has been received expressing concern over the narrowing of the Martha's Buildings private access road required for loading and unloading. Whilst the road is privately owned, it will

be designed to meet adopted highways guidelines. The Council's Highways officer has not raised any objections.

Trip generation, parking and cycle parking

- 10.156 The applicant's Transport Statement (TS) details the transportation and highways implications of the proposed development. The total person trip rates have been based upon TRICS data considering the characteristics of the site, such as the location, parking provision and PTAL rating. The applicant's consultant has assessed the trip generation for the additional B1(a) floor space and has concluded that there would be an increase in vehicle movements due to 1 additional daily delivery of an ordinary goods vehicle, taking place outside network peak periods, when compared to the existing situation. It is considered that the minimal increase in number of movements would have no material impact on the local road network.
- 10.157 The trip generation calculations estimate that during the traditional peak hour periods, the proposed business floor space extension would generate one additional car movement during the peak periods. This is considered to be a negligible impact in the context of background demand in the surrounding area. The Council's Highways Officer has not disputed these findings and officers conclude that the rates are acceptable and would not overburden the local highways network.
- 10.158 Given the anticipated trip rates, which are not considered to be excessive and the high PTAL level, with a wide range of sustainable transport options, it is considered that the proposal would adhere with the provisions of planning policy including that of Core Strategy policy CS10 which encourages sustainable transport choices through new development by maximising opportunities for walking, cycling and public transport use.
- 10.159 Policy DM8.4 relating to Walking and cycling (part c) is relevant.

Cycle Parking

- 10.160 Appendix 6 sets out that 1 space per 80sqm of B1(a) floor space should be provided (area relates to Gross Internal Area for the purpose of calculations). As such, the Council's (B1(a)) office cycle parking standard requires 19 spaces, covering both employees and visitors for the development proposal in this case.
- 10.161 Provision is made for 19 additional cycle spaces to be located within the rear car park beneath the new plant enclosure and adjacent to the existing facilities used by Bentima House. The quantum of cycle provision would therefore meet the London Plan and Local Plan requirements and is considered to be acceptable on this basis.
- 10.162 A response has been received from a resident raising queries regarding the cycle parking provision, standards and accessibility, concerned that the proposals don't meet Islington and TfL guidelines. The applicant has provided clarifications to specific points confirming that Bike store layout was amended to allow for 1.8m aisle between bike racks, the width of the doors has been revised to 1m, sufficient clearance between of 300mm is provided between the bays. It is recommended that a condition be imposed on a consent to ensure the final details of cycle storage are acceptable. (Condition 4).

Delivery and servicing and other highways considerations

- 10.163 Policy DM8.6 (Delivery and servicing for new developments), Part A states that for commercial developments over 200 square metres, delivery/servicing vehicles should be accommodated on-site, with adequate space to enable vehicles to enter and exit the site in forward gear (demonstrated by a swept path analysis). Where servicing/delivery vehicles are proposed on

street, Policy DM8.6 (Delivery and servicing for new developments), Part B, requires details to be submitted to demonstrate that on-site provision is not practical, and show that the on-street arrangements will be safe and will not cause a traffic obstruction/nuisance.

- 10.164 Servicing, including deliveries which would be limited to Ordinary Goods Vehicles or Light Goods Vehicles, and refuse collection would be undertaken via the Martha's Buildings private road. Delivery and refuse vehicles servicing the site at present currently use this location. The refuse associated with the development will be stored within the building and be removed through the loading bay onto Martha's Buildings. The capacity of the refuse store is sufficient to accommodate the increase in office floor area. The applicant's ground floor plan indicates that the site boundary encompasses the Martha's Buildings private road and as a result, the proposals for delivery and servicing are considered to be workable.
- 10.165 The Council's Highways Officer has raised no objections to the proposed delivery, servicing and refuse collection arrangements which are therefore not considered to conflict with the aims of policy DM8.6 of the Islington Development Management Policies.
- 10.166 Regarding construction impacts, the Highways Officer has raised no objection subject to a condition (5) requiring the submission of a Construction Management Plan, noting that delivery vehicles cannot reverse back onto Old Street.
- 10.167 Finally, any works to the highway including reinstatement of footways would be secured by section 278 agreement with the costs covered by the developer, and the submission and agreement of a Travel Plan would be required as a planning obligation through the legal agreement. In conclusion, the highways and transportation impacts are considered acceptable and in accordance with relevant planning policy.

## **S106 / Community Infrastructure Levy and Legal Matters**

### **Community Infrastructure Levy**

- 10.168 Part 11 of the Community Infrastructure Levy (CIL) Regulations 2010 introduced the requirement that planning obligations under Section 106 must meet 3 statutory tests, i.e. that they are (i) necessary to make the development acceptable in planning terms, (ii) directly related to the development, and (iii) fairly and reasonably related in scale and kind to the development. Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), the Mayor of London's and Islington's Community Infrastructure Levy (CIL) would be chargeable on the proposed development on grant of planning permission. This is calculated in accordance with the Mayor's adopted Community Infrastructure Levy Charging Schedule 2019 and the Islington adopted Community Infrastructure Levy Charging Schedule 2014.
- 10.169 A Section 106 agreement including relevant Heads of Terms would be necessary in order to mitigate the impacts of the proposed development (please refer to Appendix 1).

## **11 SUMMARY AND CONCLUSION**

### **Summary**

- 11.1 The provision of an additional 1,418sqm of B1(a) office floorspace within this Central Activities Zone and Employment Priority Area (General) location, is supported in land use terms. The provision of higher quality, more accessible and more flexible office floorspace and the refurbishment of the existing building are also supported.

- 11.2 The proposals would result in the height of the building being increased from 27 metres to 32 metres which amounts to a tall building. The site is not located in one of the areas designated in the Finsbury Local Plan as potentially appropriate for a Tall building. Whilst the proposals amount to a departure from the development plan it has been demonstrated that the building would not be substantially taller than its neighbours and would not significantly change the skyline. Therefore, the proposals would not conflict with the aims of the policy and are acceptable in the site's local context.
- 11.3 The application also secures the provision of an Affordable Housing contribution of £226,880 and an Affordable Workspace contribution of £288,660. The proposal is considered to be a sustainable form of development that would contribute towards a better than policy reduction in carbon emissions.
- 11.4 The proposals have demonstrated that there would be no material impact on the amenities of neighbouring residential occupiers.
- 11.5 It must be noted that the statutory starting point in the council's assessment of planning applications is to assess them against all relevant Development Plan policies and other material considerations, then to determine them in accordance with the plan as a whole unless material considerations indicate otherwise. In this case, the benefits of the proposed development have been given due consideration.
- 11.6 In conclusion, given the proposed development's adequate level of compliance with planning policies (including those of the NPPF and the London Plan), it is recommended that planning permission be granted.

### **Conclusion**

- 11.7 It is recommended that planning permission be granted subject to the use of planning conditions and S106 legal agreement to secure the Heads of Terms as set out in **Appendix 1 – RECOMMENDATIONS**.

## 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:

- The repair and re-instatement of the footways and highways adjoining the development. The cost is to be confirmed by LBI Highways, paid for by the applicant and the work carried out by LBI Highways. Conditions surveys may be required.
- Compliance with the Code of Employment and Training.
- Facilitation, during the construction phase of the development, of the following number of work placements: 1. Each placement must last a minimum of 26 weeks. The London Borough of Islington's approved provider/s to recruit for and monitor placements, with the developer/contractor to pay wages. Within the construction sector there is excellent best practise of providing an incremental wage increase as the operative gains experience and improves productivity. The contractor is expected to pay the going rate for an operative, and industry research indicates that this is invariably above or well above the national minimum wage and even the London Living Wage (£9.75 as at 01/04/17). If these placements are not provided, LBI will request a fee of: **£5,000**.
- Compliance with the Code of Local Procurement.
- Compliance with the Code of Construction Practice, including a monitoring fee of: **£1,418** and submission of site-specific response document to the Code of Construction Practice for approval of LBI Public Protection, which shall be submitted prior to any works commencing on site.
- The provision of an additional number of accessible parking bays: 1 space per 33 employees (net increase of 3 in this case) = 3 spaces or a contribution towards bays or other accessible transport initiatives of: £2,000 per space = **£6,000**.
- A contribution towards offsetting any projected residual CO2 emissions of the development, to be charged at the established price per tonne of CO2 for Islington (currently £920). Total amount: **£169,188**.
- The applicant must submit feasibility assessment of connection to Citigen and Bunhill Networks. If connection to a DEN is not currently feasible, the applicant must assess the possibility of forming a Shared Heating Network with neighbouring developments with communal heating systems and excess capacity.
- Submission of a Green Performance Plan.
- Submission of a draft full Travel Plan for Council approval prior to occupation, and of a full Travel Plan for Council approval 6 months from first occupation of the development or phase (provision of travel plan required subject to thresholds shown in Table 7.1 of the Planning Obligations SPD).
- Council's legal fees in preparing the S106 and officer's fees for the preparation, monitoring and implementation of the S106.
- Payment towards employment and training for local residents of a commuted sum of £16,209;
- A contribution of £198,520 to be paid to TfL towards the provision of Crossrail (amount to be adjusted to take account of Mayor's CIL payment).
- A contribution of £226,880 towards the provision of affordable housing elsewhere in the borough.
- A contribution of £288,660 towards the provision of affordable workspace.

## RECOMMENDATION B

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

### List of Conditions:

<b>1</b>	<b>Commencement (Compliance)</b>
	<p>CONDITION: The development hereby permitted shall be begun not later than the expiration of 3 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>
<b>2</b>	<b>Approved plans and documents list (Compliance)</b>
	<p>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans and documents:</p> <p>Site Location - 585_00_010 Rev00 Dated 08/08/19; Existing Basement Plan - 585_00_099 Rev00 Dated 08/08/19; Existing Ground Floor Plan - 585_00_100 Rev00 Dated 08/08/2019; Existing First Floor Plan - 585_00_101 Rev00 Dated 08/08/2019; Existing Second Floor Plan - 585_00_102 Rev00 Dated 08/08/2019; Existing Third Floor Plan - 585_00_103 Rev00 Dated 08/08/2019; Existing Fourth Floor Plan - 585_00_104 Rev00 Dated 08/08/2019; Existing Fifth Floor Plan - 585_00_105 Rev00 Dated 08/08/2019; Existing Sixth Floor Plan - 585_00_106 Rev00 dated 08/08/ 2019; Existing Roof Plan - 585_00_107 Rev00 dated 08/08/2019; Existing Elevation 1 - 585-00-301 Rev00 Dated 08/08/2019; Existing Elevation 2 - 585-00-302 Rev00 Dated 08/08/2019; Existing Elevation 3 - 585-00-303 Rev00 Dated 08/08/2019; Existing Elevation 4 - 585-00-304 Rev00 Dated 08/08/2019; Existing Section AA - 585-00-201 Rev00 Dated 08/08/19; Proposed Basement - 585_PI_099 Rev00 Dated 08/08/2019; Proposed Ground Floor - 585_PI_100 Rev01 Dated 07/10/2019; Proposed First Floor - 585_PI_101 Rev00 Dated 08/08/2019; Proposed Second Floor - 585_PI_102 Rev00 Dated 08/08/2019; Proposed Third Floor - 585_PI_103 Rev00 Dated 08/08/2019; Proposed Fourth Floor - 585_PI_104 Rev00 Dated 08/08/2019; Proposed Fifth Floor - 585_PI_105 Rev00 Dated 08/08/2019; Proposed Sixth Floor - 585_PI_106 Rev00 Dated 08/08/2019; Proposed Seventh Floor - 585_PI_107 Rev01 Dated 06/11/2019; Proposed Eighth Floor - 585_PI_108 Rev01 Dated 06/11/2019; Proposed Roof 585_PI_109 Rev01 Dated 07/10/2019; Proposed Elevation 01 - 585_PI_301 Rev00 Dated 08/08/19; Proposed Elevation 02 - 585_PI_302 Rev00 Dated 08/08/19; Proposed Elevation 03 - 585_PI_303 Rev00 Dated 08/08/19; Proposed Elevation 04 - 585_PI_304 Rev00 Dated 08/08/19; Proposed Section AA - 585_PI_201 Rev00 Dated 08/08/19; Proposed Section BB - 585_PI_202 Rev00 Dated 08/08/19; Sketch Section BB - 585_Sk_203 Rev00 Dated 23/10/19; Sketch Section CC - 585_Sk_204 Rev00 Dated 23/10/19; Seventh Floor Sketch - 585_Sk_107 Rev00 Dated 23/10/19; Section CC 585_PL_203 Rev00 Dated 06/11/19;</p> <p>Proposed Area Schedule dated 18/07/2019; Planning statement July 2019; Design and Access Statement August 2019; Travel Plan August 2019 ref: 19007; Transport Assessment September 2019 ref: 19007; Sustainable Design and Construction Statement Issue 01 ref: WED14105 dated 08/08/19; Green Performance Plan ref: WED14105 dated 08/08/19; Energy Statement Issue 3 ref: WED14105 dated 08/08/19; Surface Water Drainage Strategy Rev A – July 2019 ref: 0399; Plant Noise Assessment Report Reference: J0429_R01A dated 17/09/2019; Air Quality Assessment ref: 3016r1 dated 2nd August 2019; Construction Management Plan dated 25<sup>th</sup> September 2019; Delivery and Servicing Plan August 2019 ref: 19007; Daylight and Sunlight Report ref: V1 – R13 August 2019; Design Note ref: WED14105 dated 17 October 2019; Overheating Risk Assessment</p>

	<p>ref: WED14105 dated 17/10/19;</p> <p>REASON: For the avoidance of doubt and in the interest of proper planning.</p>
<b>3</b>	<p><b>Materials and Samples (Details)</b></p> <p>CONDITION: Details of all facing materials including samples shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on site. The details and samples shall include:</p> <ul style="list-style-type: none"> <li>a) Reconstituted Stone;</li> <li>b) Sample panel of brickwork and mortar;</li> <li>c) Concrete cladding;</li> <li>d) Windows, doors and balustrades;</li> <li>e) Roofing materials, and;</li> <li>f) Exterior lighting/illumination;</li> <li>g) Permeable paving;</li> <li>h) any other materials to be used on the exterior of the development.</li> </ul> <p>The development shall be carried out strictly in accordance with the details and samples so approved, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: In the interests of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard in accordance with policies 5.3, 7.4, 7.5, 7.6, 7.8 and 7.9 of the London Plan 2016, policies CS9 and CS10 of Islington's Core Strategy 2011, and policies DM2.1, DM2.3 and DM7.4 of Islington's Development Management Policies 2013.</p>
<b>4</b>	<p><b>Cycle Parking (Details and Compliance)</b></p> <p>CONDITION: Notwithstanding the plans hereby approved, details of bicycle storage areas, including cycle parking product specification, which shall be secure and provide for no less than 18 bicycle spaces shall be submitted and approved in writing by the Local Planning Authority.</p> <p>The approved cycle storage shall be provided prior to the first occupation of the development hereby approved, shall be maintained as such thereafter and no change therefrom shall take place unless otherwise agreed in writing by the Local Planning Authority.</p> <p>REASON: To ensure adequate and suitable bicycle parking is available and easily accessible on site and to promote sustainable modes of transport in accordance with policy 6.9 of the London Plan 2016, policy CS10 of Islington's Core Strategy 2011, and policy DM8.4 of Islington's Development Management Policies 2013.</p>
<b>5</b>	<p><b>Construction Management Plan and Construction Logistics Plan (Details)</b></p> <p>CONDITION: No construction works shall take place unless and until a Construction Management Plan (CMP) and a Construction Logistics Plan (CLP) have been submitted to and approved in writing by the Local Planning Authority (in consultation with Transport for London).</p> <p>The reports shall assess the impacts during the construction phase of the development on surrounding streets, along with nearby residential amenity and other occupiers together with means of mitigating any identified impacts.</p> <p>The CMP must refer to the new LBI Code of Practice for Construction Sites. The CMP shall specify the hours of construction vehicle movements are restricted to take place</p>

	<p>outside of the peak times of 8am-10am and 4pm and 6pm.</p> <p>The development shall be carried out strictly in accordance with the approved CMP and CLP throughout the construction period.</p> <p>REASON: In the interests of residential amenity, highway safety, and the free flow of traffic on streets, and to mitigate the impacts of the development.</p>
<b>6</b>	<b>Plant Noise (Compliance)</b>
	<p>CONDITION: The design and installation of new items of fixed plant shall be such that when operating the cumulative noise level Laeq Tr arising from the proposed plant, measured or predicted at 1m from the façade of the nearest noise sensitive premises, shall be a rating level of at least 5dB(A) below the background noise level LAF90 Tbg. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 2014</p> <p>The development shall be carried out strictly in accordance with the scheme prior to first occupation, shall be maintained as such thereafter, and no change therefrom shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: To ensure that the development does not have an undue adverse impact on nearby residential amenity or business operations in accordance with policy in accordance with policy 7.15 of the London Plan 2016, policy CS12 of Islington's Core Strategy 2011, and policy DM2.1 of Islington's Development Management Policies 2013.</p>
<b>7</b>	<b>Plant Equipment (Timer)</b>
	<p>CONDITION: "Prior to the hereby approved plant equipment being used, a timer shall be installed limiting the operation of the 8 x Mitsubishi condenser units to between the hours of 07:00 to 23:00 each day only. Outside of these hours the condenser units shall only operate in "quiet mode". The timer shall be maintained as such thereafter."</p> <p>REASON: To ensure that the development does not have an undue adverse impact on nearby residential amenity.</p>
<b>8</b>	<b>Plant Equipment Operation</b>
	<p>CONDITION: A report is to be commissioned by the applicant, using an appropriately experienced &amp; competent person, to assess the noise from the proposed mechanical plant to demonstrate compliance with condition 6. The report shall include site measurements of the plant insitu. The report shall be submitted to and approved in writing by the Local Planning Authority and any noise mitigation measures shall be installed before commencement of the use hereby permitted and permanently retained thereafter."</p> <p>REASON: To ensure that the development does not have an undue adverse impact on nearby residential amenity.</p>
<b>9</b>	<b>BREEAM</b>
	<p>CONDITION: All business floorspace within the development hereby approved shall achieve the most relevant and recent BREEAM (2018) rating of no less than "Excellent".</p> <p>REASON: In the interests of sustainable development and addressing climate change in accordance with policies 5.2 and 5.3 of the London Plan 2016, Policy CS10 of Islington's Core Strategy 2011 and policy DM7.4 of Islington's Development Management Policies 2013.</p>
<b>10</b>	<b>Piling Method Statement</b>
	<p>CONDITION: No piling shall take place until a Piling Method Statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to</p>

	<p>subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.</p> <p>REASON: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure.</p>
<b>11</b>	<p><b>Inclusive Design</b></p> <p>CONDITION: Prior to occupation of the development, to ensure compliance with the principles of Inclusive Design, the following amendments/details shall be provided unless otherwise agreed in writing:</p> <ol style="list-style-type: none"> <li>Details of the proposed call point refuge on each floor;</li> <li>Details of the Fire Emergency Plan;</li> <li>Details regarding the provision of secure and accessible cycle storage within the development which will be installed prior to occupation of the development;</li> <li>Details of the proposed alterations to the kerb on Martha's Buildings including depth;</li> </ol> <p>REASON: In order to facilitate and promote inclusive and sustainable communities.</p>
<b>12</b>	<p><b>Green/Brown Biodiversity Roofs</b></p> <p>CONDITION: All green/brown roofs shown across the approved development shall be designed, installed and maintained in a manner that meets the following criteria:</p> <ol style="list-style-type: none"> <li>green/brown roofs shall be biodiversity based with extensive substrate base (depth 120 -150mm);</li> <li>laid out in accordance with plans hereby approved; and</li> <li>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).</li> </ol> <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 accessed for the purpose of essential maintenance or repair, or escape in case of emergency.</p> <p>The biodiversity roofs shall be installed strictly in accordance with the details as approved, shall be laid out within 3 months or the next available appropriate planting season after completion of the external development works / first occupation, and shall be maintained as such thereafter.</p> <p>REASON: In order to ensure the development maximises opportunities to help boost biodiversity and minimise run-off.</p>
<b>13</b>	<p><b>Solar Photovoltaic Panels (Details)</b></p> <p>CONDITION: Prior to the commencement of superstructure works on site, details of the proposed Solar Photovoltaic Panels at the site shall be submitted to and approved in writing by the Local Planning Authority. These details shall include but not be limited to:</p> <ul style="list-style-type: none"> <li>- Location;</li> <li>- Area of panels; and</li> <li>- Design (including elevation plans).</li> </ul> <p>The solar photovoltaic panels as approved shall be installed prior to the first occupation of the development and retained as such permanently thereafter.</p> <p>REASON: In the interest of addressing climate change and to secure sustainable development and to secure high quality design in the resultant development.</p>
<b>14</b>	<p><b>Seventh and Eighth Floor Roof Terraces</b></p> <p>CONDITION: The roof terraces shown on plan no's 585_PL_107 Rev00 and 585_PL_108</p>

	<p>Rev00, hereby approved, shall not be used as an amenity or sitting out spaces of any kind whatsoever and shall not be used other than for essential maintenance or repair, or escape in case of emergency, except between 08:00 hours and 19:00 hours on Mondays to Fridays, and at no time during the weekends and Bank Holidays.</p> <p>REASON: For the protection of neighbouring residential amenity.</p>
<b>15</b>	<p><b>Internal Lighting</b></p> <p>CONDITION: Details of measures to adequately mitigate light pollution affecting neighbouring residential properties and character/appearance of the conservation area shall be submitted to and approved in writing by the Local Planning Authority prior to superstructure works commencing on site and subsequently implemented prior to first occupation of the development hereby permitted. These measures might include:</p> <ul style="list-style-type: none"> <li>• Automated roller blinds;</li> <li>• Lighting strategies that reduce the output of luminaires closer to the façades;</li> <li>• Light fittings controlled through the use of sensors.</li> </ul> <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>
<b>16</b>	<p><b>Rainwater/Greywater recycling (Details)</b></p> <p>CONDITION: Details of the rainwater/greywater recycling system shall be submitted to and approved in writing by the Local Planning Authority prior any superstructure works commencing onsite. The details shall also demonstrate the maximum level of recycled water that can feasibly be provided to the development.</p> <p>The rainwater recycling system shall be carried out strictly in accordance with the details so approved, installed and operational prior to the first occupation of the building to which they form part or the first use of the space in which they are contained and shall be maintained as such thereafter.</p> <p>REASON: To ensure the sustainable use of water.</p>
<b>17</b>	<p><b>Nesting Boxes (Compliance)</b></p> <p>CONDITION: The bird and bat boxes (including swift boxes) hereby approved, shall be installed as indicated on page 52 of the Design and Access Statement August 2019, prior to the first occupation of the building to which they form a part, or the first use of the space in which they are contained, 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>
<b>18</b>	<p><b>Refuse and Recycling</b></p> <p>CONDITION: Details of the site-wide waste strategy for the development shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing onsite. The details shall include:</p> <ol style="list-style-type: none"> <li>a) the layout, design and appearance (shown in context) of the dedicated refuse/recycling enclosure(s);</li> <li>b) a waste management plan</li> </ol> <p>The development shall be carried out and operated strictly in accordance with the details and waste management strategy so approved. The physical enclosures shall be provided/erected prior to the first occupation of the development and shall be maintained as such thereafter.</p>

	REASON: To secure the necessary physical waste enclosures to support the development and to ensure that responsible waste management practices are adhered to.
<b>19</b>	<b>No Plumbing or Pipes</b>
	CONDITION: No plumbing, down pipes, rainwater pipes or foul pipes shall be located/ fixed to the south and east external elevation(s) of the building hereby approved.  REASON: The Local Planning Authority considers that such plumbing and pipes would detract from the appearance of the building.
<b>20</b>	<b>Accessible Showers/WC's (Compliance)</b>
	CONDITION: For the hereby approved development the accessible showers and WC's shall be implemented in accordance with drawing no's 585_PL_100 Rev01, 585_PL_101 Rev00, 585_PL_103 Rev00, 585_PL_105 Rev00, 585_PL_107 Rev00, 585_PL_108 Rev00, and shall be available for users upon the first occupation of the new floorspace, following completion. The layout shall be retained in accordance with the approved drawings for the lifetime of the building.  REASON: To provide an accessible environment for future occupiers.
<b>21</b>	<b>External lighting</b>
	CONDITION: No new grilles, security alarms, lighting, cameras or other appurtenances shall be fixed on the external faces of the building.  REASON: In order to safeguard the appearance of the building.
<b>22</b>	<b>Secured By Design Accreditation</b>
	CONDITION: Details of measures to prevent crime and anti-social behaviour shall be submitted to and approved in writing by the Local Planning Authority prior to occupation including: <ul style="list-style-type: none"> <li>• Cycle and refuge store be secured with security rated door sets to a minimum rating of LPS1175 SR2 to withstand communal use and likely attack. They should be self closing and self-locking.</li> <li>• Bulk head or column lighting should be utilised with and CCTV complimenting the lighting present.</li> <li>• Entrance doors to the building should also be PAS24 2016 with encrypted fob entry and audio visual access control. These doors should be self closing and self-locking.</li> <li>• Doors off the stairwells should also be security rated to a minimum of PAS24 with encrypted fob entry, self closing and self-locking.</li> <li>• Any accessible and opening windows should be PAS24 and if not opening then they should be P1A glazing as a minimum.</li> <li>• Fire doors to the outside of the building should have no ironmongery on the outside and be alarmed for any breaches.</li> </ul> <p>Full details of how the development achieves Secured by Design accreditation shall be submitted to and approved in writing by the Local Planning Authority, prior to the occupation of the development hereby approved.</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 interests of safety and security.</p>

**List of Informatives:**

<b>1</b>	<b>Community Infrastructure Levy (CIL) (Granting Consent)</b>
	Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the London

	<p>Borough of Islington's Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with the London Borough of Islington CIL Charging Schedule 2014 and the Mayor of London CIL Charging Schedule 2012. One of the development parties must now assume liability to pay CIL by submitting an Assumption of Liability Notice to the council at <a href="mailto:cil@islington.gov.uk">cil@islington.gov.uk</a>. The council will then issue a Liability Notice setting out the amount of CIL that is payable.</p> <p>Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed. The above forms can be found on the planning portal at: <a href="http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil">www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil</a></p> <p><b>Pre-Commencement Conditions:</b> These conditions are important from a CIL liability perspective as a scheme will not become CIL liable until all of these unidentified pre-commencement conditions have been discharged.</p>
<b>2</b>	<b>Sustainable Sourcing of Materials</b>
	Materials procured for the development should be selected to be sustainably sourced and otherwise minimise their environmental impact, including through maximisation of recycled content, use of local suppliers and by reference to the BRE's Green Guide Specification.
<b>3</b>	<b>Means of Escape</b>
	You are advised that during building works a temporary means of escape must be provided to any surrounding buildings which have an existing means of escape accessed via the application site.
<b>4</b>	<b>Building Control</b>
	The Building Acts and Building Regulations: To ensure compliance with the Building Acts and Building Regulations, you should contact the Building Control Service regarding the development and any intended works. T: 020 7527 5999 E: <a href="mailto:building.control@islington.gov.uk">building.control@islington.gov.uk</a>
<b>5</b>	<b>The Party Wall Act</b>
	The applicant is advised to comply with the relevant sections of the Party Wall (etc) Act 1996 (as amended) in regards to the proposal, namely in relation to the alteration and building up onto side boundary walls, and the excavation of a single storey basement to the existing side boundary walls.
<b>6</b>	<b>Other Legislation</b>
	You are advised of the need to comply with other legislation outside the realms of planning, namely building regulations and environmental health regulations.
<b>7</b>	<b>Other Operations</b>
	Nuisance from Construction Work: Nuisance from demolition and construction works is subject to control under the Control of Pollution Act. The normal approved noisy working hours are: " 08:00 to 18:00 Monday to Friday " 08:00 to 13:00 Saturday " No work on Sundays and Public Holidays If you anticipate any difficulty in carrying out construction works other than within normal working hours (above) and by means that would minimise disturbance to adjoining properties then you should contact the Pollution Project Team. T: 020 7527 7272 E: <a href="mailto:pollution@islington.gov.uk">pollution@islington.gov.uk</a>
<b>8</b>	<b>Non-Road Mobile Machinery</b>
	INFORMATIVE: An inventory of all NRMM must be registered on the NRMM register <a href="https://nrmm.london/user-nrmm/register">https://nrmm.london/user-nrmm/register</a> . All NRMM should meet as minimum the Stage IIIA emission criteria of Directive 97/68/EC and its subsequent amendments unless it can be demonstrated that Stage IIIA equipment is not available. All NRMM shall meet Stage

	<p>IIIB from 1st September 2020. All NRMM should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. Relevant details should be provided in the CEMP required by condition 11.</p>
<b>9</b>	<p><b>Thames Water</b></p> <p>The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure. Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <a href="https://developers.thameswater.co.uk/Developinga-large-site/Planning-your-development/Working-near-or-diverting-our-pipes">https://developers.thameswater.co.uk/Developinga-large-site/Planning-your-development/Working-near-or-diverting-our-pipes</a>. Should you require further information please contact Thames Water. Email: <a href="mailto:developer.services@thameswater.co.uk">developer.services@thameswater.co.uk</a> Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB</p>
<b>10</b>	<p><b>Thames Water</b></p> <p>As required by Building regulations part H paragraph 2.36, Thames Water requests that the Applicant should incorporate within their proposal, protection to the property to prevent sewage flooding, by installing a positive pumped device (or equivalent reflecting technological advances), on the assumption that the sewerage network may surcharge to ground level during storm conditions. If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management Permit from Thames Water. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing <a href="mailto:wwqriskmanagement@thameswater.co.uk">wwqriskmanagement@thameswater.co.uk</a>. Application forms should be completed on line via <a href="http://www.thameswater.co.uk">www.thameswater.co.uk</a>. Please refer to the Wholesale; Business customers; Groundwater discharges section.</p>
<b>11</b>	<p><b>Thames Water</b></p> <p>We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing <a href="mailto:wwqriskmanagement@thameswater.co.uk">wwqriskmanagement@thameswater.co.uk</a>. Application forms should be completed on line via <a href="http://www.thameswater.co.uk">www.thameswater.co.uk</a>. Please refer to the Wholesale; Business customers; Groundwater discharges section.</p>
<b>12</b>	<p><b>Thames Water</b></p> <p>With regard to SURFACE WATER drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further</p>

	<p>information please refer to our website. <a href="https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-forservices/Wastewater-services">https://developers.thameswater.co.uk/Developing - a-large-site/Apply-and-pay-forservices/Wastewater-services</a></p> <p>There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <a href="https://developers.thameswater.co.uk/Developing-a-large-site/Planning-yourdevelopment/Working-near-or-diverting-our-pipes">https://developers.thameswater.co.uk/Developing-a-large-site/Planning-yourdevelopment/Working-near-or-diverting-our-pipes</a>.</p> <p>Thames Water would advise that with regard to WASTE WATER NETWORK and SEWAGE TREATMENT WORKS infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.</p>
<b>13</b>	<p><b>Thames Water</b></p> <p>Water Comments</p> <p>There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <a href="https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-ordiverting-our-pipes">https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-ordiverting-our-pipes</a></p> <p>If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at <a href="https://thameswater.co.uk/buildingwater">thameswater.co.uk/buildingwater</a>.</p> <p>On the basis of information provided, Thames Water would advise that with regard to water network and water treatment infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommends the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development .</p>
<b>14</b>	<p><b>Secured By Design</b></p> <p>The Design Out Crime Police Officer requests that applicant meets with the Design Out Crime team and engage throughout the development process to achieve Secured By Design accreditation.</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.

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

### **2 Development Plan**

The Development Plan comprises London Plan 2016, Islington's Core Strategy 2011 and Islington's Development Management Policies 2013. The following policies of the Development Plan are considered relevant to this application:

#### **A) The London Plan 2016 – Spatial Development Strategy for Greater London**

##### **1 Context and strategy**

Policy 1.1 Delivering the strategic vision and objectives for London

##### **2 London's places**

Policy 2.9 Inner London

##### **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 4.12 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 5.11 Green roofs and development site environs

##### **6 London's transport**

Policy 6.1 Strategic approach  
Policy 6.3 Assessing effects of development on transport capacity  
Policy 6.9 Cycling  
Policy 6.10 Walking  
Policy 6.11 Smoothing traffic flow and tackling congestion

##### **7 London's living places and spaces**

Policy 7.1 Lifetime neighbourhoods  
Policy 7.2 An inclusive environment  
Policy 7.4 Local character  
Policy 7.6 Architecture  
Policy 7.15 Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes

##### **8 Implementation, monitoring and review**

Policy 8.1 Implementation  
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) Islington's Development Management Policies June 2013**

### **Design and Heritage**

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

### **Employment**

DM5.1 New business floor space  
DM5.4 Size and affordability of workspace

### **Health and open space**

DM6.1 Healthy development  
DM6.6 Flood Prevention

### **Energy and Environmental Standards**

DM7.1 Sustainable design and construction statements  
DM7.3 Decentralised Energy Network  
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  
DM8.6 Delivery and servicing for new developments

### **Infrastructure**

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

## **3 Designations**

The site has the following designations under the London Plan 2016, Islington's Core Strategy 2011, Islington's Development Management Policies 2013 and the Finsbury Local Plan 2013:

### **Finsbury Local Plan (2013)**

**BC3** Old Street  
**BC8** Achieving a balanced mix of uses  
**BC9** Tall buildings and contextual considerations for tall buildings  
**BC10** Implementation

## **4 Supplementary Planning Guidance (SPG) / Documents (SPD)**

The following SPGs and SPDs are relevant:

### **Islington Local Plan**

- Environmental Design SPD
- Inclusive Design in Islington SPD
- Urban Design Guide SPD

### **London Plan**

- Accessible London: Achieving an Inclusive Environment SPG
- Planning for Equality and Diversity in London SPG
- Shaping Neighbourhoods – Character and Context SPG
- Sustainable Design and Construction SPG

## APPENDIX 3: DESIGN REVIEW PANEL COMMENTS



**CONFIDENTIAL**

ATT: Max Poltnek  
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Planning and Development  
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E david.mckinstry@islington.gov.uk  
W www.islington.gov.uk

Our ref: Q2019/0698/DRP

Date: 24.04.19

Dear Mr. Poltnek,

**ISLINGTON DESIGN REVIEW PANEL**  
**RE: 180 Old Street Q2018/3921/MJR**

Thank you for attending Islington's Design Review Panel meeting on 9th April 2019 for a first review of the above scheme. The proposed scheme under consideration is for a two storey roof level extension and six storey side extension to the existing building to create approximately 1,504 sqm GIA of additional office (Class B1) floor-space, nine storey side extension on the eastern elevation to accommodate an additional lift, reconfigured entrance to Martha's Buildings, six storey side extension above ground floor on the west elevation with new and relocated plan above and roof terraces (officer's description).

### Review Process

The Design Review Panel (DRP) provides expert impartial design advice following the 10 key principles of design review established by Design Council/CABE. The scheme was reviewed by Richard Portchmouth (Chair), Tim Attwood, Dorian Crone, Lotta Nyman and Stuart Piercy on 9 April 2019 including a site visit, presentation from the design team followed by a question and answer session and deliberations at the offices of the London Borough of Islington. The views expressed below are a reflection of the Panel's discussions as an independent advisory body to the Council.

### Panel's observations

#### *Principle of Development*

The Panel welcomed the opportunity to comment on the proposals and were supportive of the ambition to provide good quality office space on this site.

#### *Height, scale and massing*

The Panel noted that it is very important that any development resulting in a building exceeding 30 meters in height in this location does not set a precedent for further development over 30 meters. The site is in an area which is outside the tall buildings (exceeding 30 meters) areas identified in the local plan. The Panel therefore deliberated as to whether harm would be caused by an increase in height and if there was potential for public realm enhancement to offset the increase in height.

The viewpoints chosen to test harm (St Luke's Conservation Area, Bunhill Fields Conservation Area, Honourable Artillery Company grounds) were considered sensible, and the impact of the increase in height was not considered to be harmful, although it was noted that the rear elevation of the proposed extension will be partially visible from Bunhill Fields, and therefore this elevation will need to be discreet and quiet in form, detail and materials. The Panel also advised that the proposals should seek to create no negative impact to neighbouring accommodation in terms of daylight/sunlight and it was understood that the tests to date have demonstrated this to be the case.

Although it was acknowledged that the site ownership does not include all of Martha's Buildings, the Panel suggested that some public realm improvement to Martha's Buildings would be desirable. The Panel noted that the curved corner windows of the host building are a key element of its design. These have been replaced with faceted windows. The Panel suggested that the reinstatement of curved glazing to these windows could represent a considerable enhancement to the context, even if some disruption to sitting tenants is incurred.

#### *Design of new elements*

The Panel considered the existing building to be a well-designed 1930s commercial building. Although the building is not subject to local or statutory listing it clearly makes a positive contribution to the streetscape. The Panel agreed that the initial design for the roof extension was not particularly sympathetic to the host building, but the revisions which have been made have been very positive and have created something which has a clear relationship to the existing building. By responding to the language, materials and proportions of the host building a sympathetic and coherent design has been achieved.

The Panel noted that the G value of the proposed glass will require consideration because the existing glazing to the building is clear, and any proposal which creates a tinted glazing which contrasts with the existing glazing could not be considered desirable. The Panel further noted the importance of ensuring any new brickwork had a complementary relationship with the existing brick and mortar and that if a different bond was used for the new elements it should nonetheless have a harmonious relationship with the host building.

The Panel noted that the stair core to the main elevation has a rostral element, apparently a flag pole support. The Design Team confirmed that they were aware of this but that the building had not been fully surveyed at the point of the presentation which is why the proposed elevations do not show this support. The Panel noted that they would expect any historic elements of the façade to be retained.

The Panel noted that the Old Street stair core has an existing rendered parapet, and advised that a proposed extrusion which retains or replicates this arrangement is likely to prove more successful than the iteration of the elevation discussed by the Panel. Any new windows appearing above the existing stair core window should seek to achieve proportions which respect the narrow and vertical nature of the existing stair core window.

#### *Internal arrangement*

The Panel noted that the floor area of the proposed communal entrance was quite small. While positive elements (such as disabled access, disabled shower facilities and adapted cycling storage) had been provided the entrance appeared constrained. Although the building is let on a floor-by-floor basis the Panel advised that a more spacious entrance would enhance the quality of accommodation being provided, even if the entrance was being used as concierge desk as opposed to foyer. The proposed post room was considered to be comparatively small

for the offices spaces served, and it was felt that the public and service accommodation of the proposed entrance area could be generally improved to create a more generous plan.

### **Summary**

The height, massing and the principle of exceeding 30 meters in height all appear to be acceptable subject to the advice given by the Panel informing further design iterations. The proposal has considered the potential for harm that increased height might cause, and has demonstrated that the increased height will not cause harm to the setting of heritage assets or the prevailing form of the urban realm.

The proposals have been informed by a thoughtful approach to the host building and the design relationship between the host building and the proposed roof extension has been greatly improved since the proposal was put forward to officers for pre-application advice.

The urban realm transition from Old Street to the Martha's Buildings entrance could be enhanced, and improvement to Martha's Yard will enhance the commercial value and architectural quality of the proposal. If more reception and post room space can be found the scheme would be improved considerably.

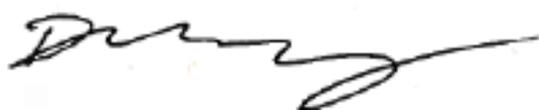
Details such as the extrusion of the Old Street stair core will require thought so that the proportions of the existing building are still legible. Elements such as the rostral flag pole support will require assessment, and it is likely that they should be retained. The colour of mortar and brick, the choice of bond and other facing details will be very important in providing a harmonious addition. The reinstatement of curved glass to the corner windows of the 1930s building could significantly enhance its appearance and enable the scheme to add benefit to the public realm which may weigh in favour of the proposals exceeding 30 meters in height.

Thank you for consulting Islington's Design Review Panel. If there is any point that requires clarification please do not hesitate to contact me and I will be happy to seek further advice from the Panel.

### **Confidentiality**

Please note that since the scheme is at pre-application stage, the advice contained in this letter is provided in confidence. However, should this scheme become the subject of a planning application, the views expressed in this letter may become public and will be taken into account by the Council in the assessment of the proposal and determination of the application.

Yours sincerely,



**David McKinstry**  
Design & Conservation Officer