

PLANNING COMMITTEE REPORT

Development Management Service
Planning and Development Division
Environment and Regeneration Department

PLANNING SUB-COMMITTEE B	AGENDA ITEM B3
Date: 21 May 2020	NON-EXEMPT

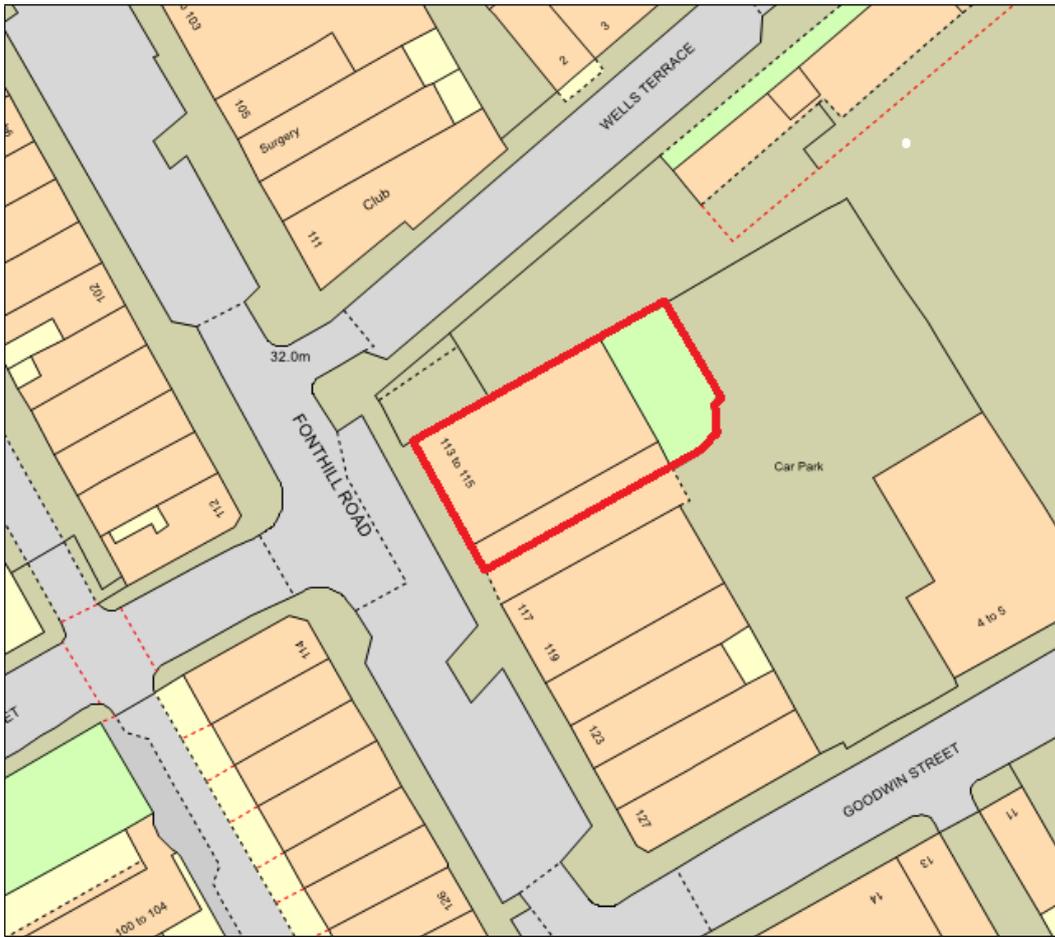
Application numbers	P2020/0217/FUL and P2020/0224/ADV
Application type	Full Planning Application and Advertisement Consent
Ward	Finsbury Park
Listed building	Not listed
Conservation area	Not in a conservation area
Development Plan Context	Core Strategy Key Area – Finsbury Park Finsbury Park Town Centre (Primary Retail Frontage) Local cycle route Article 4 Direction (office to residential) Article 4 Direction (A1-A2 Town Centres) Article 4 Direction (B1(c) to C3)
Licensing Implications	None
Site Address	Unit 1, Fonthill House, 113-115 Fonthill Road, Islington, London, N4 3HH
Proposal	Full Planning Application: Alterations to existing shop front and associated fascia, and installation of internal security shutter; creation of replacement access ramp at ground floor rear; new automatic gate to front; and erection of timber fencing at rear. Advertisement Consent: Display of 1no. internally illuminated fascia sign with integrated LED matrix panel, 1no. internally illuminated projecting sign, 1no. illuminated signboard at rear, and associated vinyl graphics.

Case Officer	Nathan Stringer
Applicant	Islington Council–Mr Ayodele Daodu (Inclusive Economy)
Agent	N/A

1. RECOMMENDATION

The Committee is asked to resolve to **GRANT** planning permission and advertisement consent subject to the conditions set out in Appendix 1.

2. SITE PLAN (SITE OUTLINED IN RED)



3. PHOTOS OF SITE/STREET

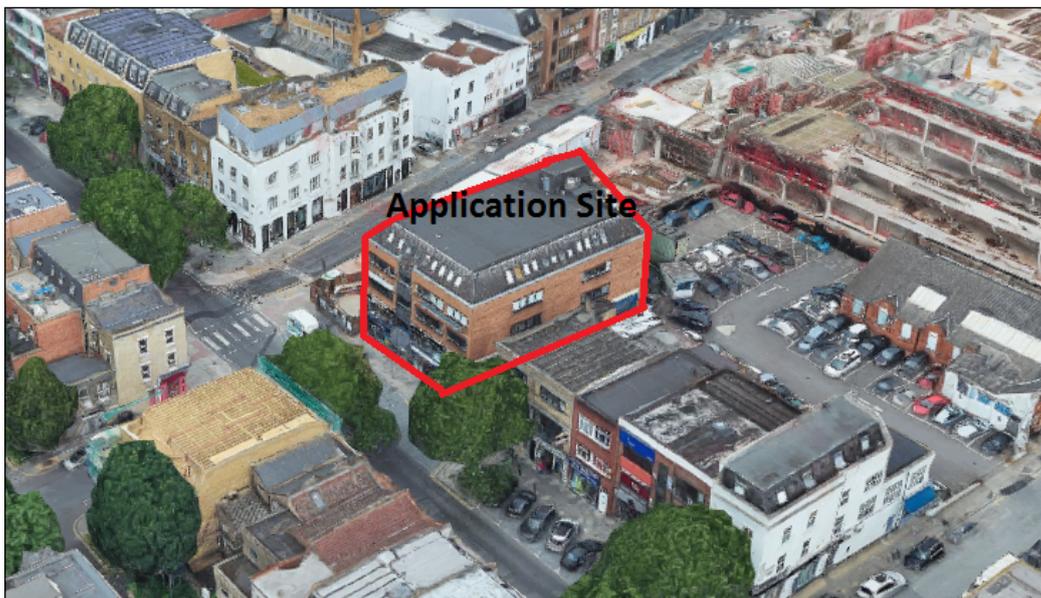


Image 1: Aerial view of the application site



Image 2: The front elevation of the No. 113-115 Fonthill Road



Image 3: Unit 1 shopfront from Fonthill Road



Image 4: View of the rear elevation

4. SUMMARY

- 4.1 Planning permission is sought for alterations to the existing shop front and associated fascia, the installation of an internal security shutter to the shopfront, installation of an automatic gate to the front undercroft vehicular access fronting Fonthill Road, the creation of a replacement access ramp at ground floor level to the rear and the erection of timber fencing at the rear to delineate the site from the adjoining privately-owned car park. A separate advertisement consent is also sought for the display of advertisements, comprising of 1no. internally illuminated fascia sign with integrated LED matrix panel, 1no. internally illuminated projecting sign, 1no. illuminated signboard at rear, and associated vinyl graphics. The key considerations in determining the applications relate to the design and appearance of the shopfront, signage and access gate, as well as the accessibility implications of the new access ramp to the rear.
- 4.2 The proposal is brought to committee because it is a Council own application.
- 4.3 The application site comprises a four-storey 20th century building located on the eastern side of Fonthill Road. The rear of the building faces onto a privately-owned car park, from which access to the application site is currently allowed. The building is of little architectural merit, and is not listed, nor is it located within a conservation area. The site is located within Finsbury Town Centre (Primary Retail Frontage) and the Finsbury Park Core Strategy Key Area.
- 4.4 The proposed replacement shopfront, signage and automatic gate to the front elevation of the site would not cause harm to the character or appearance of the host building, or to the wider streetscene of Fonthill Road. The timber fencing to the rear would delineate the site from the adjoining car park and would not cause harm to the character or appearance of the area. The proposed access improvements at the rear of the site would result in the replacement of an existing steep access with an appropriately graded ramp, and would represent a positive improvement. The proposals are therefore considered to be acceptable and it is recommended that the planning and advertisement consent applications are approved subject to conditions.

5. SITE AND SURROUNDING

- 5.1 The application site at No. 113-115 Fonthill Road is a four storey (plus attic) 20th century building located on the eastern side of Fonthill Road, close to its junction with Wells Terrace. The rear of the building faces onto a privately-owned car park, from which access to the application site is currently allowed. The building is of little architectural merit, and is not locally nor statutorily listed, nor is it located within a conservation area. The building adjoining the site immediately to the north forms part of City North, a large mixed use development which includes a significant element of public open space and improved pedestrian access to Finsbury Park Railway Station.
- 5.2 The site is located within Finsbury Town Centre and the Finsbury Park Core Strategy Key Area. The surrounding area is predominantly mixed use in character with a heavy emphasis on retail, and Fonthill Road forms part of the Primary Retail Frontage of the town centre and is a specialist shopping area for clothing. The buildings on Fonthill Road are generally between three and four storeys in height, and the majority of frontages are well maintained, with the treatment of the upper floors creating a vibrant and animated street.

6. PROPOSAL (IN DETAIL)

- 6.1 Planning permission is sought for alterations to the existing shop front and associated fascia, the installation of an internal security shutter to the shopfront, the installation of an automatic gate to the front undercroft vehicle accessway fronting Fonthill Road, the creation of a replacement access ramp at ground floor level to the rear, and the erection of timber fencing to the rear in order to delineate the site from the adjoining privately-owned car park.
- 6.2 Advertisement consent is also sought for the display of advertisements, comprising of 1no. internally illuminated fascia sign with an integrated LED matrix panel, 1no. internally illuminated projecting sign, 1no. illuminated signboard at the rear, and associated vinyl graphics.

7. RELEVANT HISTORY:

- 7.1 **830843:** Redevelopment to provide five storey building comprising ground floor showrooms with workshops on upper floors. Approved with conditions 08/07/1983.
- 7.2 **P030486:** Installation of six windows on north elevation and replacement of rear fencing with combination of brick and railing. Approved with conditions 08/05/2003.
- 7.3 **P080667:** Infill side extension at first floor level above existing ground floor walk way. Approved with conditions 18/06/2008.
- 7.4 **P2016/2326/FUL:** Change of use from B2 to B1a (Office) use across second, third and fourth floor levels and installation of two cycle parking hangars to rear car park. Approved with conditions 04/08/2016.
- 7.5 **P2018/4230/FUL:** Change of Use of the existing self-contained 1st floor retail space (A1Use) to offices (B1 Use) including minor internal alterations. No external alterations are proposed. The ground floor commercial unit and upper floor offices, at 2nd,3rd & 4th floor levels, will be retained as existing and are not part of this application. Application refused 12/02/2019.

REASON: The proposed development would cause a loss of clothing shop (Class A1 retail) within the Fonthill Road Specialist Shopping Area, without substantive evidence and vacancy evidence to demonstrate that there is no realistic prospect of the unit being used for retail (Class A1) purposes, to justify its loss or demonstrate a lack of demand for the retail use. The proposed change of use would adversely affect the character of the Specialist Shopping Area and would compromise the continued operation of specialist retailing in the area. As such the proposed change of use is considered to be unacceptable and contrary to policy DM4.9 of the Islington Development Management Policies 2013.

8. CONSULTATION

Public Consultation

Full Planning Application

- 8.1 Letters were sent to occupants of adjoining and nearby properties on 12 February 2020. The public consultation of the application therefore expired on 7 March 2020, however it is the Council's practice to consider representations made up until the date of a decision.

- 8.2 At the time of the writing of this report, no comments or objections had been received from the public with regard to the application.

Advertisement Consent

- 8.3 The application for the display of advertisements was not consulted separately to the full planning application. However, the letters sent to occupants of adjoining and nearby properties for the consultation of the planning application on 12 February 2020 also advised that the associated Advertisement Consent application had been lodged. It should be noted that there is no statutory requirement for a Local Planning Authority to publicise applications for advertisement consent. Therefore, given that the advertisement consent application was notified as part of the formal consultation process for the planning application, officers consider that adequate opportunity has been provided to nearby occupants to raise any concerns they may have with regard to any aspect of this proposal.

Internal Consultees

- 8.4 **Accessibility Officer:** The proposal overall is a very positive improvement. Notes that the gradient of the rear access ramp is appropriate. Welcomes the new improved shop front access and the removal of the existing step. Does, however, note that the remaining threshold should be made flush and the internal ramp should feature handrails.

9. RELEVANT STATUTORY DUTIES & DEVELOPMENT PLAN CONSIDERATION & POLICIES

- 9.1 Islington Council (Planning Sub-Committee B), in determining the planning applications has the following main statutory duties to perform:
- To have regard to the provisions of the development plan, so far as material to the application and to any other material considerations (Section 70 Town & Country Planning Act 1990);
 - To determine the application in accordance with the development plan unless other material considerations indicate otherwise (Section 38(6) of the Planning and Compulsory Purchase Act 2004) (Note: that the relevant Development Plan is the London Plan and Islington's Local Plan, including adopted Supplementary Planning Guidance.)
 - As the development affects the setting of listed buildings, Islington Council (Planning Committee) is required to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (S66 (1) Planning (Listed Buildings and Conservation Areas) Act 1990) and;
 - As the development is within or adjacent to a conservation area(s), the Council also has a statutory duty in that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area (s72(1)).
- 9.2 National Planning Policy Framework 2019 (NPPF): Paragraph 10 states: "at the heart of the NPPF is a presumption in favour of sustainable development."
- 9.3 At paragraph 8 the NPPF states that the planning system has three overarching objectives in achieving sustainable development, being an economic objective, a social objective and an environmental objective.

- 9.4 The NPPF seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF is a material consideration and has been taken into account as part of the assessment of these proposals.
- 9.5 Since March 2014 Planning Practice Guidance for England has been published online.
- 9.6 In considering the planning application account has to be taken of the statutory and policy framework, the documentation accompanying the application, and views of both statutory and non-statutory consultees.
- 9.7 The Human Rights Act 1998 incorporates the key articles of the European Convention on Human Rights into domestic law. These include:
- Article 1 of the First Protocol: Protection of property. Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law.
 - Article 14: Prohibition of discrimination. The enjoyment of the rights and freedoms set forth in this Convention shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth, or other status.
- 9.8 Members of the Planning Sub-Committee must be aware of the rights contained in the Convention (particularly those set out above) when making any Planning decisions. However, most Convention rights are not absolute and set out circumstances when an interference with a person's rights is permitted. Any interference with any of the rights contained in the Convention must be sanctioned by law and be aimed at pursuing a legitimate aim and must go no further than is necessary and be proportionate.
- 9.9 The Quality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. The Committee must be mindful of this duty inter alia when determining all planning applications. In particular, the Committee must pay due regard to the need to: (1) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act; (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and (3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Development Plan

- 9.10 The Development Plan is comprised of the London Plan 2016, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013. The policies of the Development Plan that are considered relevant to this application are listed at Appendix 2 to this report.
- 9.11 The site has the following designations under the London Plan 2016, Islington Core Strategy 2011, Development Management Policies 2013 and the Finsbury Local Plan 2013:
- Core Strategy Key Area – Finsbury Park

- Finsbury Park Town Centre (Primary Retail Frontage)
- Local cycle route
- Article 4 Direction (office to residential)
- Article 4 Direction (A1-A2 Town Centres)
- Article 4 Direction (B1(c) to C3)

Supplementary Planning Guidance (SPG) / Document (SPD)

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

Emerging Policies

Draft London Plan (Intend to Publish Version, December 2019)

9.13 The draft new London Plan was published for consultation in December 2017. The consultation period ended on Friday 2 March 2018. In accordance with section 338(3) of the GLA Act, the Secretary of State has appointed a Panel to conduct an examination in public (“EIP”) this opened on 15 January 2019 and continued until May 2019. The Planning Inspector made several recommendations to the Mayor on the 8th October 2019 and the Mayor responded on the 9th December 2019 with a version which is intended to be published by March 2020. The Secretary of State has now considered the ‘Intend to Publish’ version and the proposed changes and has made several recommendations, which are referenced in the main body of the Inspector’s report. Whilst the draft London Plan does not have the full weight of a statutory development plan at this stage, it is capable of being considered a material consideration. The emerging London Plan policies have been taken into account. Relevant policies in the emerging London Plan are set out below:

- Policy SD6: Town centres
- Policy D2: Delivering good design
- Policy D3: Inclusive design

9.14 It is worth noting that the Secretary of State has written to the Mayor of London setting out various directions to alter aspects of the emerging London Plan. It is not known at this stage what response the Mayor will make to the directions. Given what is proposed in the application, the direction does not alter the assessment in this case.

Draft Islington Local Plan 2019

9.15 The Regulation 19 draft of the Local Plan was approved at Full Council on 27 June 2019 for consultation and subsequent submission to the Secretary of State for Independent Examination. From 5 September 2019 to 18 October 2019, the Council consulted on the Regulation 19 draft of the new Local Plan. Submission took place on 12 February 2020. Due to the constraints posed by the Covid-19 crisis, it is anticipated that the Examination hearings are likely to take place in September 2020.

9.16 In Line with the NPPF Local Planning Authorities may give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

- the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

9.17 Emerging policies relevant to this application are set out below:

- Policy PLAN1: Site appraisal, design principles and process
- Policy SP6: Finsbury Park
- Policy R1: Retail, leisure and services, culture and visitor accommodation
- Policy R3: Islington's Town Centres

10. ASSESSMENT

10.1 The main issues arising from this proposal relate to:

- Design, Appearance and Visual Amenity
- Public Safety
- Inclusive Design
- Neighbouring Amenity

Design, Appearance and Visual Amenity

10.2 The planning application seeks permission for alterations to the existing shop front and associated fascia, the installation of internal security shutter to shopfront, installation of an automatic gate to the front undercroft vehicle access fronting Fonthill Road, the creation of a replacement access ramp at ground floor level rear, and the erection of timber fencing at rear to delineate the site from the adjoining privately-owned car park. Advertisement consent is sought for the display of advertisements, comprised of 1no. internally illuminated fascia sign with integrated LED matrix panel, 1no. internally illuminated projecting sign, 1no. illuminated signboard at rear, and associated vinyl graphics.

10.3 Policy CS9 of Islington's Core Strategy 2011 and Policy DM2.1 of Islington's Development Management Policies 2013 accord with the National Planning Policy Framework (NPPF) in seeking to sustain and enhance Islington's built environment. Taken together, they seek to ensure that proposed development responds positively to existing buildings, the streetscape and the wider context, including local architecture and character, surrounding heritage assets, and locally distinctive patterns of development.

Shopfront alterations

10.4 The Islington Urban Design Guide 2017 (UDG) at paragraphs 5.194-5.217 provides guidance with regard to the design of shopfronts within Islington. It advises that new or refurbished shopfronts should respect the local street scene, the building as a whole and its design detail.

10.5 Paragraph 5.226 of the UDG advises that security shutters should always be placed internally and be of an open mesh or grille design because, when in use, security shutters attract graffiti, obscure the shopfront and window display and create hostile and unsafe streets. External security shutter boxes are bulky and visually unattractive.

10.6 The existing shopfront is glazed and modern in appearance with an internally illuminated box fascia above. It is of little architectural interest, however it is largely similar in appearance to many of the shopfronts along Fonthill Road and does not detract from the streetscene. The proposed alterations to the shopfront include the creation of an internal access ramp to pavement level and the installation of replacement glazed doors and door

handles. The existing solid external roller shutter would be replaced by a visually permeable 'shell' roller grill, to be installed internally behind the glazed shopfront.

- 10.7 The proposed alterations to the glazed shopfront are minor in nature, including the installation of an internal ramp and new glazed doors and handles. These would not cause harm to the character or appearance of the host building or to the wider streetscene. The proposed replacement internal 'shell' roller shutter is a welcomed addition to the shopfront, replacing a bulky external shutter. It would improve the appearance of the shopfront, and represent a significant benefit of the scheme. Overall, the proposed shopfront alterations are considered to be acceptable, and would improve the character and appearance of the host building and wider streetscene.

Advertisement displays

- 10.8 Paragraphs 5.218-5.225 of the UDG provides guidance with regard to the design of fascias, signage and advertisement displays. It advises that that signage should be of an appropriate size (in line with the principles of inclusive signage) and not dominate a shopfront.
- 10.9 The existing internally illuminated fascia signage would be replaced by a signage of the same dimensions, with a translucent white fascia and black frame with vinyl applied to face of the upper half. The lower portion of the fascia would comprise an integrated LED matrix panel, which would be static (i.e. not animated or flashing). Overall, the new fascia display would have a height of 590mm, width of 4550mm and would project 160mm beyond the fascia board. The internally illuminated vinyl element of the sign would be static with a maximum illuminance level of 120 cd/m²; whilst the LED matrix portion of the sign would also be static, with a maximum illuminance level of 250 cd/m².
- 10.10 For the avoidance of doubt, a condition has been recommended (Condition 3) for the advertisement consent to ensure that the LED matrix display is static, not animated or flashing, with a maximum illuminance level of 250 cd/m².
- 10.11 The existing projecting sign would be replaced by a new projecting sign, with a translucent white fascia and black powder coated aluminium frame with cut vinyl graphics. The sign would measure 500mm x 500mm, with a width of 110mm. It would project 590mm beyond the fascia. The sign would be static internally illuminated with a maximum illuminance level of 450 cd/m².
- 10.12 Two vinyl window graphics would also be displayed at the bottom of the glazed shopfront. These would measure 1200mm in width and 250mm in height, and would be installed interior to the glazing. The UDG advises that vinyl signage to shop windows is discouraged as this can create a blank frontage to the street. However, given the small scale of the vinyl proposed and its location towards the base of the shopfront frame, it would not create a blank street frontage and this element of the proposal is considered to be acceptable in this instance.
- 10.13 The proposal also includes the display of a projecting signboard above the entrance at the rear of the site, with a translucent white fascia and black powder coated aluminium frame with cut vinyl graphics. The sign would be identical to that proposed for the front of the site, would measure 500mm x 500mm, with a width of 110mm. It would project 590mm beyond the rear façade of the building, and would be static internally illuminated with a maximum illuminance level of 450 cd/m².
- 10.14 Overall, the proposed replacement signage is considered to be acceptable. Whilst concerns were initially raised by officers regarding the proposed LED matrix signboard

integrated within the fascia, the applicant has confirmed that the signboard would be static illuminated rather than flashing or animated, and that the matrix would be modified on a monthly/seasonal basis in consultation with the Council's Affordable Workspace Team. Overall, the replacement fascia sign would not detract from the streetscene, and the hanging sign would be modest in size and projection. The vinyl displays to the glazed shopfront would be modest in scale. Therefore, the proposals would not cause harm to the character or appearance of the host building or to the wider Fonthill Road streetscene.

Installation of automatic gate, rear access ramp and fencing

- 10.15 The proposed automatic gate to the undercroft fronting Fonthill Road would align with the shopfront. It would have a height of 2 metres and a width of 3.2 metres, and an electronic intercom would be installed to allow access to the upper levels of the building. The sign would enhance public safety by restricting access to the rear of the building, in accordance with policy DM2.1 Part A(ii) of the Development Management Policies 2013. Overall, the sign would be an acceptable addition to the host building and wider streetscene.
- 10.16 The proposed timber fencing to the rear of the site, along the boundary with the neighbouring privately owned carpark, would restrict movement between the two sites. Vehicular access would therefore solely be provided via the automatic gate fronting Fonthill Road. The proposed fence would have a height of 2.7 metres. Whilst it would be visible from within the car parking area, it would be largely obscured in long public views from Goodwin Street to the south. The proposed ramp would be located at the rear of the building, set behind the timber fencing. It would incorporate a handrail and would be simple in appearance. Overall, the proposed fencing and access ramp are considered to be acceptable and would not cause harm to the character or appearance of the host building or wider streetscene.

Public Safety

- 10.17 In accordance with the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, consideration must be given to the effect of proposed advertisements on public safety, including considerations which are relevant to the safe use and operation of any form of traffic or transport on land (including the safety of pedestrians).
- 10.18 The proposed projecting hanging sign would sit approximately 2.3 metres above the pavement level below, and would therefore not cause harm to pedestrian safety. The illuminance level of the signs and LED matrix display would also be limited, and therefore the proposal would not cause undue harm to road safety. Overall, the proposed advertisements would not cause harm to public safety.

Inclusive Design

- 10.19 Policy DM2.2 stipulates that all developments must demonstrate that they provide for ease of and versatility in use; delivery safe, legible and logical environments; produce places and spaces that are convenient and enjoyable to use for everyone; and bring together the design and management of a development from the outset and over its lifetime.
- 10.20 The proposals include the installation of an access ramp to the rear ground floor level of the building, and an internal ramp within the ground floor shopfront facing Fonthill Road. The Council's Inclusive Design Officer has reviewed the proposals and advises that the rear access ramp represents a very positive improvement with regard to accessibility of

the site. The gradient of the access ramp is comprised between 1:12 and 1:20, which is appropriate.

- 10.21 The new improved shop front access, and removal of the existing single step, is also welcomed. However, it is also noted that the remaining threshold should be made flush, otherwise the arrangement would create a tapered step. Internally, the ramp should feature handrails and a slip resistant finish. These details have not been shown on the drawings, however officers consider that they represent minor alterations to the scheme and would result in significant improvements to accessibility. Therefore, a condition has been recommended (Condition 4) requiring the remaining threshold to remain flush, and the installation of handrails and a slip resistant finish to the ramp. Subject to this condition, the proposal is considered to be acceptable.

Neighbouring Amenity

- 10.22 Policy DM2.1 of the Development Management Policies 2013 states that development should not have an adverse impact on neighbouring amenity in terms of noise, overshadowing, overlooking, privacy, direct sunlight and day light, over-dominance, sense of enclosure and outlook.
- 10.23 The proposed shopfront alterations would be minor in nature, and do not involve the enlargement of the existing opening. The proposed replacement signage would be minimal in size, and the timber fence to rear and gate to front would also be minimal in height. It must be noted that there are no residential properties within the application building, and the illuminated signage would not cause harm with regard to light disturbance. The proposals would therefore not cause undue harm to neighbouring amenity with regard to overshadowing, overlooking, privacy, access to natural light, over-dominance, sense of enclosure or outlook. Overall, the proposals accord with policy DM2.1 of the Development Management Policies 2013.

11. SUMMARY AND CONCLUSION

Summary

- 11.1 A summary of the proposal is set out at section 4 of this report.

Conclusion

- 11.2 It is recommended that planning permission and advertisement consent be granted subject to conditions as set out in Appendix 1 – RECOMMENDATION.

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A – FULL PLANNING APPLICATION

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

List of Conditions:

1	Commencement
	<p>CONDITION: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.</p> <p>REASON: To comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).</p>
2	Approved plans list
	<p>CONDITION: The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>113-115 Fonthill Road Shopfront Improvement Planning Statement, 255_113FR_P_113_01 Rev 2 Shopfront_Proposed Modifications submitted 01/05/2020; and 255_113FR_P_113_02 Rear Access Yard – Proposed Mods dated 30/01/2020.</p> <p>REASON: To comply with Section 70(1)(a) of the Town and Country Planning Act 1990 as amended and also for the avoidance of doubt and in the interest of proper planning.</p>
3	Materials (Compliance)
	<p>CONDITION: The development shall be constructed in accordance with the schedule of materials noted on the approved plans and within the Design and Access Statement. The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter into perpetuity.</p> <p>REASON: In the interest of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard.</p>
4	Internal Access Ramp
	<p>CONDITION: Notwithstanding the hereby approved plans and for the avoidance of doubt, the internal shopfront ramp shown on drawing number 255_113FR_P_113_01 Rev 2 Shopfront_Proposed Modifications submitted 01/05/2020, shall incorporate a flush threshold to pavement, with handrails and a slip resistant finish installed.</p> <p>REASON: To ensure that the proposed development is accessible to all, in accordance with policy DM2.1 of the Development Management Policies 2013.</p>

List of Informatives:

1	Community infrastructure Levy (CIL)
	<p>CIL Informative: Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is</p>

	<p>liable to pay the London Borough of Islington Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). These charges will be calculated in accordance with the London Borough of Islington CIL Charging Schedule 2014 and the Mayor of London's 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 cil@islington.gov.uk. The Council will then issue a Liability Notice setting out the amount of CIL payable on commencement of the development.</p> <p>Further information and all CIL forms are available on the Planning Portal at www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil and the Islington Council website at www.islington.gov.uk/cilinfo. Guidance on the Community Infrastructure Levy can be found on the National Planning Practice Guidance website at http://planningguidance.planningportal.gov.uk/blog/guidance/community-infrastructure-levy/.</p>
2	Other Legislation
	<p>You are advised that the planning permission hereby approved would be subject to fully complying with other legislation outside the realms of the planning regulations including licensing, environmental acts, building control and fire safety regulations.</p>

RECOMMENDATION B – ADVERTISEMENT CONSENT

That the grant of advertisement consent be subject to **conditions** to secure the following:

List of Conditions:

1	Standard advertisement condition (compliance)
	<p>CONDITION: Any advertisement displayed and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.</p> <p>Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.</p> <p>Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.</p> <p>No advertisement is to be displayed without permission of the owner of the site or any other people with an interest in the site entitled to grant permission.</p> <p>No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).</p>
2	Advertisement illumination intensity (compliance)
	<p>CONDITION: The advertisement display(s) shall be statically illuminated and the illumination shall not exceed a maximum steady brightness of 450 candelas per square metre.</p> <p>The advertisement displays shall be carried out strictly in accordance with the details</p>

	<p>so approved and shall be maintained as such thereafter.</p> <p>REASON: In the interests of visual amenity and highway safety.</p>
3	LED matrix display (compliance)
	<p>CONDITION: Notwithstanding Condition 2, and for the avoidance of doubt, the hereby approved LED matrix display must be static illuminated (i.e. not animated or flashing), and shall not exceed a maximum steady brightness of 250 candelas per square metre.</p> <p>REASON: In the interests of visual amenity and highway safety.</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 and Planning Policy Guidance (PPG) seek to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF and PPG are material considerations and have been taken into account as part of the assessment of these proposals.

2. Development Plan

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

a. The London Plan 2016 - Spatial Development Strategy for Greater London

Policy 7.4 – Local character

Policy 7.6 – Architecture

b. Islington Core Strategy 2011

Policy CS2 – Finsbury Park

Policy CS9 – Protecting and enhancing Islington's built and historic environment

c. Development Management Policies June 2013

Policy DM2.1 – Design

Policy DM2.3 – Inclusive design

3. Designations

- Core Strategy Key Area – Finsbury Park
- Finsbury Park Town Centre (Primary Retail Frontage)
- Local cycle route
- Article 4 Direction (office to residential)
- Article 4 Direction (A1-A2 Town Centres)
- Article 4 Direction (B1(c) to C3)

4. SPD/SPGS

- Urban Design Guide 2017
- Finsbury Park Town Centre SPD 2014