PLANNING COMMITTEE REPORT

Development Management Service
Planning and Development Division
Environment and Regeneration Department

PLANNING SUB-COMMITTEE B		**AGENDA ITEM:B2**
Date:	14 July 2020	NON-EXEMPT

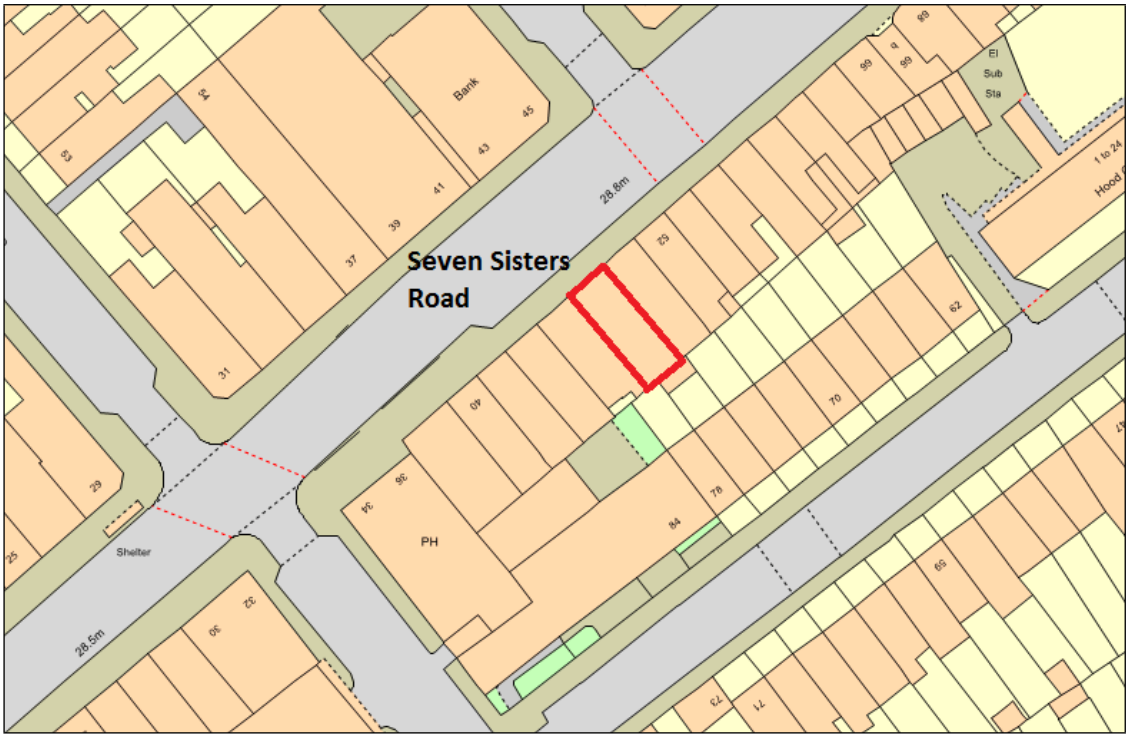
Application numbers	P2020/1194/FUL
Application type	Full Planning Application
Ward	Finsbury Park
Listed building	Not listed
Conservation area	Not in a conservation area
Development Plan Context	Core Strategy Key Area – Nags Head & Upper Holloway Road Nags Head Town Centre (Secondary Retail Frontage) Major cycle route TLRN road Article 4 Direction (office to residential) Article 4 Direction (A1-A2 Town Centres)
Licensing Implications	None
Site Address	48 Seven Sisters Road, Islington, London, N7 6AA
Proposal	**Full Planning Application:** Installation of a replacement shopfront with associated fascia, internal security shutter and internal accessibility improvements. Retention of D1 (non-residential institution) use at ground floor and B1 (office) use at upper floor levels.

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

1. RECOMMENDATION

The Committee is asked to resolve to **GRANT** planning permission and 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: Front elevation (site in centre)

Image 3: Seven Sisters Road looking east (site on right)

Image 4: Seven Sisters Road looking west (site on left)

4. SUMMARY

4.1 Planning permission is sought for the Installation of a replacement shopfront with associated fascia, internal security shutter and internal accessibility improvements, and the retention of D1 (non-residential institution) use at ground floor level and B1 (office) use at upper floor levels. A separate advertisement consent is also sought for the display of advertisements, comprising of 1no. internally illuminated fascia sign with an integrated LED matrix panel below, and associated vinyl graphics within the shop frontage. The key considerations in determining the applications relate to the acceptability of the retained D1/B1 uses, and the design and appearance of the shopfront and signage.

4.2 The proposal is brought to committee because it is a Council own application.

4.3 The application site comprises a three storey mid-terrace Victorian property located on the southern side of Seven Sisters Road. The building is not locally nor statutorily listed, nor is it located within a conservation area. Whilst in need of some general repairs and maintenance, the host terrace of which the building forms a part thereof, is of architectural group value as an example of a Victorian retail shopping frontage. The site is located within Nags Head Town Centre (Secondary Retail Frontage) and the Nags Head and Upper Holloway Road Core Strategy Key Area.

4.4 The building is very likely to have been in continuous D1/B1 usage since at least May 2009, and potentially as early as 1984. Therefore, no concerns are raised with regard to the proposed retention of this use. The proposed replacement shopfront would represent a positive improvement to the front elevation of the host building, and the proposed replacement signage would not cause harm to the character or appearance of the building or the wider streetscene of Seven Sisters Road. The proposed internal access improvements 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. 48 Seven Sisters Road is a three storey mid-terrace Victorian property located on the southern side of Seven Sisters Road, on the block bounded by Hertslet Road to the west and Hornsey Road to the east. The building is not locally nor statutorily listed, nor is it located within a conservation area. Whilst in need of some general repairs and maintenance, the host terrace of which the building forms a part thereof, is of architectural group value as an example of a Victorian retail shopping frontage.

5.2 The site is located within Nags Head Town Centre (Secondary Retail Frontage) and the Nags Head and Upper Holloway Road Core Strategy Key Area. The surrounding area is predominantly mixed-use in character with a heavy emphasis on retail along Seven Sisters Road, and mostly residential properties located to the north and south along Hertslet, Eburne and Salterton Roads and Mayton Street. The buildings along Seven Sisters Road in the immediate vicinity of the site are generally three storeys in height.

6. PROPOSAL (IN DETAIL)

6.1 Planning permission is sought for the Installation of a replacement shopfront with associated fascia, internal security shutter and internal accessibility improvements, and the retention of D1 (non-residential institution) use at ground floor level and B1 (office) use at upper floor levels.

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 below, and associated vinyl graphics within the shop frontage.

7. RELEVANT HISTORY:

7.1 **831132:** Change of use from employment agency to retail shop. Approved with conditions 29/08/1983.

7.2 **840424:** The use of ground floor to provide reception area recreation room crèche and coffee bar with the use of the upper floors as offices. Temporary use approved with conditions 10/05/1984. Condition 1 of the permission states:

CONDITION 01: The limited period for the use hereby permitted shall be until 31.12.86 on or before which date the use shall be discontinued and determined.

7.3 **851307:** Alterations to ground floor front elevation. Approved with conditions 04/10/1985.

7.4 **861222:** Continued use of ground floor to provide reception room crèche coffee bar and the use of the upper floors as offices. Temporary use approved with conditions 11/12/1986. Condition 1 of the permission states:

CONDITION 01: The limited period for the use hereby permitted shall be until 31.12.88 on or before which date the use shall be discontinued and determined.

8. CONSULTATION

Public Consultation

8.1 Letters were sent to occupants of adjoining and nearby properties on 2 June 2020. The public consultation of the application therefore expired on 26 June 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, **0** comments or objections had been received from the public with regard to the applications.

Internal Consultees

8.3 **Accessibility Officer:** The provision of an internal platform lift is welcomed. A clear space of 1570mm between the platform lift and the main entrance door, clear of the door swings, should be provided. All thresholds should not exceed 15mm.

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 – Nags Head and Upper Holloway Road
- Nags Head Town Centre (SecondaryRetail Frontage)
- Major cycle route
- TLRN road
- Article 4 Direction (A1-A2 Town Centres)

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 with the examination process in progress.

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 SP5: Nag's Head and Holloway
- 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:

- Land Use
- Design, Appearance and Visual Amenity
- Public Safety
- Neighbouring Amenity

Land Use

10.2 The application seeks permission for the retention of the existing D1 (non-residential institution) use at ground floor level and B1 (office) use at upper floor levels. The site is located within the Nags Head Town Centre Secondary Frontage, and the Nags Head and Upper Holloway Road Core Strategy Key Area.

10.3 The historic lawful use of the ground floor unit is likely to have been as an A1 retail unit, however no planning records to confirm this are available. Policies CS3 and CS14 of the Core Strategy 2011, and Policy DM4.5 of the Development Management Policies 2013, outline the importance of retail use within Islington's Town Centres, including within the Secondary Retail frontage of the Nag's Head Town Centre. Together, they seek to protect retail floorspace in these locations.

10.4 The D1 and B1 uses at the site are subject to planning history spanning over 30 years. In 1983, permission was granted under Ref: 831132 for the change use of the unit from employment agency (B2) back to retail use (A1). However, there are no records to indicate whether this permission was ever implemented. The building was subsequently

subject to two temporary planning permissions for a D1 use at ground floor level with B1 use on the floors above under planning permission Refs: 840424 and 861222. The most recent temporary planning permission granted this use up until the date of 31 December 1988, after which the building was to revert to its lawful use. There are, however, no further planning records available to confirm that the use reverted back to its lawful use, and the applicant has advised that the temporary use was never discontinued. However, no certificate of lawful use (existing) has been sought to confirm that the continued D1/B1 uses are lawful and immune to enforcement action procedures.

10.5 Government property tax records provided by the Valuation Office Agency (VOA) demonstrate that the building has been taxed as a 'Community Centre and Premises' dating from at least 1 April 2010. There are no further VOA records that pre-date this. This record also applies to the entirety of the building, and is therefore not solely limited to the ground floor D1 floorspace. Further, Google Streetview imagery dating back to 2009 demonstrates that the building has been in use as the 'Islington Link Up' Community Centre since at least May 2009 (the earliest street view and photographic imagery available).

10.6 Given the above, officers consider that on the balance of probabilities, the building has been occupied for D1 and B1 use purposes since at least May 2009, and highly likely since the grant of the first temporary permission for such uses in 1984 under Ref: 840424. Therefore, it is likely that the existing lawful use of the building is as D1 at ground floor and B1 at upper floors. As such, no concerns are raised with regard to the retention of these uses as proposed under this current application proposal.

10.7 The retention of the D1 (non-residential institution) at ground floor level and B1 (office use) at first and second floor levels is therefore considered to be acceptable, and the application accords with policies CS3 and CS14 of the Core Strategy 2011 and policy DM4.5 of the Development Management Policies.

Design, Appearance and Visual Amenity

10.8 The planning application seeks permission for the installation of a replacement shopfront and associated fascia, internal security shutter and internal accessibility improvements. Advertisement consent is sought for the display of advertisements, comprising 1no. internally illuminated fascia sign with an integrated LED matrix panel below and associated vinyl graphics within the shop frontage.

10.9 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.

Replacement shopfront

10.10 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.

10.11 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.

10.12 The existing shopfront, the majority of which is recessed, is of timber construction with significant tiled framing. Overall, it is of little architectural interest, however it does not detract from the streetscene. The proposed replacement timber shopfront would not be recessed from the pavement and would be more traditional in appearance, incorporating a stallriser, transoms and mullions, and a fanlight above the entrance door. The shopfront would be set within ceramic tiled cheeks. The existing solid metal roller shutter would also be replaced by a visually permeable 'shell' roller shutter, to be installed internally behind the new shopfront.

10.13 The replacement shopfront would enhance the character and appearance of the building by re-introducing many of the features common within traditional Victorian shopfronts. The removal of the existing bulky external shutter and installation of the replacement internal 'shell' roller shutter is also a welcomed addition. Overall, the proposed shopfront and roller shutter represents a significant improvement to the character and appearance of the host building and the wider streetscene.

Advertisement displays

10.14 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.

10.15 The existing non-illuminated fascia signage would be replaced by a signage of the same height but with a reduced width (4.8m rather than 5.6m as existing). The new fascia aluminium box sign would incorporate an internally illuminated signboard with a translucent white acrylic fascia and an 'open' or 'closed' indicator controlled via a switchboard. Beneath the box sign, the fascia would incorporate 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 870mm, width of 48000mm and would project 145mm beyond the fascia board. The internally illuminated vinyl element of the sign would be static with a maximum illuminance level of 300 cd/m2; whilst the LED matrix portion of the sign would also be static, with a maximum illuminance level of 250 cd/m2.

10.16 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.

10.17 A small vinyl window graphic would also be displayed at the bottom of the bottom of the shopfront glazing, measuring 870mm in width and 155mm in height. This 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.

10.18 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 vinyl

display 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 Seven Sisters Road streetscene.

Public Safety

10.19 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).

10.20 The proposal does not incorporate any projecting hanging signs, and therefore would not cause any harm to pedestrian safety. The illuminance level of the fascia sign 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

10.21 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.

10.22 The proposal includes the installation of a chair lift within the ground floor shopfront within the entrance lobby, to provide level access to the unit. The Council's Inclusive Design Officer has reviewed the proposal and advises that the platform lift represents a very positive improvement with regard to accessibility of the site. Overall, the proposal is considered to be acceptable with regard to accessibility, and accords with policy DM2.2 of the Development Management Policies 2013.

Neighbouring Amenity

10.23 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.

10.24 The proposed shopfront alterations would be minor in nature, and do not involve significant enlargements to the existing opening. The proposed replacement signage would be minimal in size. 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:

Full Planning Permission List of Conditions:

1	**Commencement**
	CONDITION: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission. REASON: To comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).
2	**Approved plans list**
	CONDITION: The development hereby permitted shall be carried out in accordance with the following approved plans: Planning Statement 255_48SS_P_PlanningStatement, Statement of Use 255_48SS_P_UseStatement, 255_48SS_P_113_01e and 255_48SS_P_113_01. 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.
3	**Materials (Compliance)**
	CONDITION: The development shall be constructed in accordance with the schedule of materials noted on the approved plans and documents. The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter into perpetuity. 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.
4	**Hours of Operation (Compliance)**
	CONDITION: The ground floor unit hereby approved shall not operate outside the hours of 7.00am to 10.00pm Monday to Sunday. **REASON:** To ensure that the proposed development does not have an adverse impact on neighbouring residential amenity

Full Planning Permission List of Informatives:

1	**Other Legislation**
	INFORMATIVE: 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.

RECOMMENDATION B – ADVERTISEMENT CONSENT

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

Advertisement Consent List of Conditions:

1	**Standard advertisement condition (compliance)**
	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. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition. 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. 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. 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).
2	**Advertisement illumination intensity (compliance)**
	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. The advertisement displays shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter. REASON: In the interests of visual amenity and highway safety.
3	**LED matrix display (compliance)**
	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. REASON: In the interests of visual amenity and highway safety.

APPENDIX 2: RELEVANT POLICIES

This appendix lists all relevant development plan polices 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 CS3 – Nag's Head and Upper Holloway Road
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 – Nags Head and Upper Holloway Road
- Nags Head Town Centre (Secondary Retail Frontage)
- Major cycle route
- TLRN road
- Article 4 Direction (A1-A2 Town Centres)

4. SPD/SPGS

- Urban Design Guide 2017