



PLANNING COMMITTEE		AGENDA ITEM NO:	B3
Date:	21 July 2020		

Application number	P2020/0648/FUL
Application type	Full Planning Application
Ward	St. Georges
Listed building	Listed/unlisted & grade
Conservation area	None
Development Plan Context	Core Strategy Key Area Nag's Head & Upper Holloway Road
Licensing Implications	None
Site Address	Former Territorial Army Centre, 65-69 Parkhurst Road, London, N7 0LR
Proposal	Redevelopment of site to provide 118 residential units in buildings ranging from 3 to 6 storeys in height, accessible car parking, cycle parking, landscaping and other associated development

Case Officer	Robin Tulloch
Applicant	Fairview Homes
Agent	Mr David Chalmers

1. RECOMMENDATION

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

1. Subject to the conditions set out in Appendix 1; and
2. Conditional upon the prior completion of a Deed of Planning Obligation made under section 106 of the Town and Country Planning Act 1990 securing the heads of terms as set out in Appendix 1.

2. SITE PLAN (site outlined in red)



3. PHOTOS OF SITE/STREET

Photo 1. Parkhurst Road



Photo 2. Aerial photo



Photo 3. Interior of site looking north



4. SUMMARY

- 4.1 The proposal seeks the redevelopment of the site with the demolition of the existing buildings and the erection of six blocks ranging from three to six storeys to provide 118 flats. The site comprises a three storey former Territorial Army (TA) Centre facing Parkhurst Road, which has been vacant since 2013, and a number of one and two storey utilitarian buildings with extensive areas of hardstanding covering an area 0.58 hectares.
- 4.2 The site is not within a Conservation Area, but Mercers Road/Tavistock Conservation Area is 45m to the north and includes nos. 9-21 Tufnell Park Road which is a Grade II listed terrace. The Hillmarton Conservation Area borders the site to the west and includes Victorian residential properties immediately to the south, some of which (35-43 (odd), 51, 53, 55, 57, and 63 Parkhurst Road) are locally-listed.
- 4.3 The surrounding area is predominantly residential with a variety of housing types ranging from 3-4 storey Victorian villas along Parkhurst Road to larger 4-5 storey

blocks of flats to the north and south. A new TA centre is located to the southwest of the site and the Willows Children Centre abuts the site to the northeast. Two multi use games courts (MUGAs) are nearby. Holloway Road and the Town Centre are 150m to the northeast.

- 4.4 The proposed development would comprise a linear group of three linked blocks stretching back from Parkhurst Road, and another group of three in a U-shape towards the rear of the site. Exactly half of the proposed units (59) would be affordable, and the affordable offer would be split approximately 70/30 between social rent and shared ownership, with 41 being available for social rent.
- 4.5 The proposal's housing density and dwelling mix are considered acceptable and in line with the London Plan and the Council's own policies. The proposed housing is considered to be of a high quality in terms of unit sizes, amenity space, natural lighting, floor-to-ceiling heights, storage provision and access to refuse, recycling and bicycle storage facilities.
- 4.6 The proposal is not considered to have an unacceptable impact on neighbouring residential amenity in terms of daylight, sunlight, outlook, privacy, or noise and disturbance subject to appropriate conditions. The application is considered to be a sustainable form of development in terms of energy efficiency, renewable energy and the provision of sustainable forms of transport.
- 4.7 The site forms part of the Council's Site Allocations and is identified for residential use. There is a long and varied planning history for the site for dating back to 2013 involving three planning applications, two appeals, and a high court challenge. The biggest stumbling block has consistently been the lack of affordable housing proposed, and the current application is the first time that a policy compliant affordable housing offer has been made.
- 4.8 For the reasons given above and explained in greater detail in this report, the proposal is considered to be acceptable and in accordance with relevant planning policies and guidance, and is therefore recommended for approval subject to conditions and the completion of a S106 Agreement to secure the necessary mitigation measures.

5. SITE AND SURROUNDING

- 5.1 The site is a former Territorial Army Centre comprising a three storey block facing Parkhurst Road and various low rise ancillary buildings set around a large area of hardstanding. The TA Centre buildings date from the 1960's and the group as a whole is of no architectural merit.
- 5.2 The TA centre building is on the north side of Parkhurst Road, 130m southwest of the junction of Holloway Road and Seven Sisters Road. To the south west of the site are nos. 49-63 Parkhurst Road, a group of detached and semi-detached, 3-4 storey Italianate villas. After these is Moriarty Close, a private gated housing development of flats and terraces of 2-4 storeys dating from the 1990s which extends northwards and borders the southwest of the site. To the northwest is McCall House, a five storey post war housing block which form part of the Tufnell Park Estate. To the north is the Willows Children's Centre comprising a single storey L-shaped building and play area abutting the site. Next to the children's centre and

to the north east of the site is the Holbrooke Court Estate, comprising 3x four storey blocks with a number of trees and a MUGA adjacent to the site.

- 5.3 On the south side of Parkhurst Road are a number of residential blocks including the five storey Parkhurst Court and 3x four storey blocks forming part of the Williamson Street Estate.
- 5.4 To the north of the site, beyond the Willows Children's Centre and 1-24 Holbrooke Court are nos. 9-21 Tufnell Park Road, a group of Grade II listed semi-detached Georgian houses. The group also form the southern part of the Mercers Road/Tavistock Terrace Conservation Area.
- 5.5 To the south, bordering the site, is the smaller Hillmarton Conservation Area. The area includes 35-63 Parkhurst Road. Nos. 35-43, 51-57 and 63 are locally listed.
- 5.6 The Nag's Head Town Centre is 200m to the north east and the site is with the Nag's Head and Upper Holloway Road Key Area. It is well served by public transport with a PTAL rating of 6a (Excellent). Bus stops on Parkhurst Road go to Hackney, Edmonton and Wood Green, whilst Holloway Road is a major north/south artery. Holloway Road Underground Station is 800m to the south east and Upper Holloway Overground Station is 930m to the north west.

6. PROPOSAL (IN DETAIL)

- 6.1 The proposal is for the demolition of the existing buildings on site and the erection of six blocks ranging from 3 to 6 storeys in height providing 118 flats with associated landscaping. The site is irregularly shaped with a narrow corridor connecting the rear of the site to Parkhurst Road.
- 6.2 Cores A and B would serve 3x four storey blocks in a linear formation, leading into the site from Parkhurst Road. At the rear of the site cores C and D serve three blocks arranged in a U-shape rising to 6 storeys at the rear backing onto McCall House, four storeys on the eastern side facing Holbrooke Court Estate and three storeys where it borders Moriarty Close.
- 6.3 The total GIA of all units in the proposal is 3.6% more than the appeal scheme – a relatively small increase of 267sqm from 7382sqm to 7649sqm. Nonetheless, the proposal increases the number of dwellings by 23% from 96 to 118. This is achieved mainly by reducing the size of overly large units, whilst still meeting minimum space standards and proposing a policy compliant dwelling mix, and secondly by the small increase in GIA.
- 6.4 The proposed mix of housing would be 42x 1-bed units, 58x 2-bed units and 18x 3-bed units. Twelve of the ground floor units would be fully wheelchair accessible. In terms of tenure, 59x units (50% by number of unit) would be affordable, comprising 41x units for social rent and 18x for shared ownership. The affordable housing offer would comprise 8x 1-beds, 25x 2-beds and 8x 3-bed units for social rent, and 18x 1-bed units for shared ownership.
- 6.5 In terms of design, the general layout of six blocks, the height and massing, are similar to the most recently submitted scheme (which was withdrawn in November 2019) and the immediately preceding scheme (which was dismissed at appeal).

There was no objection to the overall design of the schemes from officers, and no concern was raised by the Inspector.

- 6.6 The design and materiality has changed to a limited extent, but remains substantially brick, adopting the “New London Vernacular” approach to blocks of flats. Officers consider the submitted design to be of high quality which would make a positive contribution to the local area.
- 6.7 The proposal would provide good quality accommodation for future residents. All units would exceed the national floorspace requirements. All units would have good access to natural daylight and sunlight, and 94% of the proposed units would be dual aspect. The majority of units (114) would also have private amenity space in the form of 838 sqm of gardens, terraces or balconies, along with 1,060 sqm of communal amenity space, and 796 sqm of public realm, including 272 sqm of dedicated children’s play space.
- 6.8 There would be limited impact on neighbouring properties in terms of sunlight and daylight, as only a small number of neighbouring windows/rooms would be affected and the degree of impact would only be slightly outside the BRE guidelines. A small amount of screening and obscure glazing has been introduced to protect the privacy of adjoining occupiers, particularly to the adjacent Children’s Centre.
- 6.9 The proposal would be car-free with no parking provision on site, except for two disabled parking bays. The proposed residential use is not considered to have a significant impact on the local transport network, as residents would have no access to parking permits. A total of 216 cycle spaces and spaces for mobility scooters will be distributed throughout the site.

Revisions

- 6.10 During the course of the application the scheme has been revised:
- Minor elevational changes to Parkhurst Road elevation including introduction of projecting bays
 - Minor internal changes to wheelchair accessible units and additional mobility scooter storage in response to Accessibility Officer’s comments
 - Additional screening proposed to prevent overlooking of the Children’s Centre
 - Update to energy strategy including Green Performance Plan and Overheating Assessment

7. RELEVANT HISTORY:

PLANNING APPLICATIONS:

- 7.1 **P2013/4950/FUL** Demolition of existing buildings and erection of buildings of 4, 5 and 6 storeys accommodating 112 residential units (use class C3) together with associated cycle parking, accessible car parking, highways, landscaping and infrastructure works. Refused 17/10/2014. Appeal Dismissed 22/09/2015.
- 7.2 The original scheme in 2013 proposed 112 units across 6 blocks ranging in height from 4 to 6 storeys. Only 16 units out of the 112 units were offered as affordable housing (14.29% based on the number of units). The viability assessment was reviewed by BPS who concluded that the applicant had paid too much for the site

without having full regard to the policy requirements of the site resulting in a benchmark land value similar to the amount paid for the site. The Council also had concerns about the design strategy for the site. The application was refused on 17/10/2014 for three reasons: lack of affordable housing; inappropriate layout, heights massing and proximity to neighbouring buildings; and the absence of a necessary section 106 agreement.

7.3 A subsequent appeal was dismissed (APP/V5570/A/14/2227656) on the grounds of the impacts on local character and appearance, and on neighbouring amenity, but the Inspector considered that the affordable housing offer may have been acceptable subject to an appropriate review mechanism. [Appeal Decision attached at Appendix 3]

7.4 **P2016/0275/FUL** Demolition of existing buildings and erection of buildings of 3 to 6 storeys accommodating 96 residential units (use class C3) together with associated cycle parking, accessible car parking, highways, landscaping and infrastructure works. Refused 13/05/2016. Appeal dismissed 19/06/2017.

7.5 The applicant sought to address the shortcomings of the 2013 scheme by reducing the number of units to 96, and thus reducing the height and massing of the scheme so there would only be one 6 storey block rather than three. In terms of design, whilst there were some concerns about the layout and height of one of the proposed blocks, this did not feature as a reason for refusal. Alterations were also made to the fenestration and balustrading to address overlooking. However, the reduction in the number of units meant that no affordable housing was being offered. As such the application was refused.

1) REASON: The applicant has failed to demonstrate that the proposed development will provide the maximum reasonable amount of affordable housing taking account of the borough-wide strategic target of 50% and the financial viability of the proposal. The proposal is therefore contrary to policy 3.12 of the London Plan 2015, policy CS12 of Islington's Core Strategy 2011, the Mayor of London's Housing SPG 2016 and Islington's Development Viability SPD 2016.

2) REASON: In the absence of an appropriate Section 106 Deed of Planning Obligation the proposed development fails to mitigate its impacts and secure compliance with the Development Plan. The proposal is therefore contrary to policy 8.2 of the London Plan 2015, policy CS18 of Islington's Core Strategy 2011, policy DM9.2 of Islington's Development Management Policies 2013, Islington's Planning Obligations SPD 2013 and Islington's Preventing Wasted Housing SPD 2015.

7.6 A subsequent appeal was dismissed on 19/06/2017 (APP/V5570/W/16/3151698) with the Inspector agreeing that the maximum reasonable level of affordable housing would not be achieved.

7.7 The appeal focused solely upon development viability and the scheme's ability to provide a policy compliant level of affordable housing. The central issue at the appeal was the appropriate approach to establishing a benchmark land value for the site, with the scheme's private residential sales' values and construction costs forming two further areas of dispute.

- 7.7 No affordable housing was proposed at application stage, which The appellant considered represented the maximum reasonable amount of affordable housing based upon the financial viability assessment which accompanied the application.
- 7.9 The appellant advised that, based upon an updated financial viability assessment, the proposed scheme would be capable of providing 10% affordable housing provision by unit. The conclusion of the appellant's financial viability assessment was based upon their input assumptions which included the appellant's assumed private residential sales values, construction costs and benchmark land value. The appellant's benchmark land value was derived through a market value approach and largely based upon the price the appellant had paid for the site in May 2013.
- 7.10 At the appeal, the Council contended that the appellant's approach to land value was contrary to the NPPG (2014 version) as it failed to reflect the planning policy requirements of the Development Plan, as well as the Council's adopted CIL Charging Schedule. The Council highlighted the circularity of adopting inflated benchmark land values based upon the prices paid for sites which did not accord with planning policy requirements, and these inflated benchmark land values then being used to render levels of affordable housing required by planning policy unviable.
- 7.11 The Council also challenged the appellant's private residential sales values and total construction cost input assumptions. The Council contended that the appellant had failed to demonstrate that the proposed scheme was providing the maximum reasonable amount of affordable housing as required by policy 3.12 of the London Plan 2016 and policy CS12 of Islington's Core Strategy 2011.
- 7.12 In the Appeal Decision, the Inspector rejected the appellant's purely market value approach used to establish their benchmark land value as it had not been adjusted to account for planning policy. The Inspector preferred the Council's approach to establishing the benchmark land value which recognised the low Existing Use Value of the site.
- 7.13 In terms of the disputed private residential sales values, based upon their review of the evidence presented at the appeal, the Inspector preferred the Council's private residential sales values to those proposed by the appellant.
- 7.14 The Inspector did not consider it necessary to form a judgment in respect to the disputed construction costs input assumption, as their overall conclusion was that the appeal scheme was not providing the maximum reasonable amount of affordable housing. The Inspector also found that the appellant's submitted Unilateral Undertaking did not provide a suitable means of viability review. The Inspector found that the appeal scheme was therefore contrary to the relevant affordable housing policies and dismissed the appeal.

2018 High Court Judgment

- 7.15 The appellant sought a judicial review of the Inspector's Appeal Decision and the case was heard in the High Court in March 2018.

- 7.16 In their handed down Judgement [*Parkhurst Road Ltd v Secretary of State for Communities And Local Government & Anor* [2018] EWHC 991 (Admin)], Mr Justice Holgate rejected the claimant's grounds of challenge and dismissed the application for statutory review.
- 7.17 Within his judgement, Mr Justice Holgate affirmed that where an applicant proposing a residential development in Islington proposes that the maximum reasonable amount of affordable housing is lower than the borough-wide 50% target, based upon a financial viability assessment, it is their responsibility to demonstrate why this is the case.
- 7.18 Mr Justice Holgate identified a legal error made in the Decision Letter, in which the Inspector had considered that the Council's approach of adjusting land transactions on a per market unit basis using a 50% divisor could overcome the circularity problem, when as noted in the judgement it could not overcome the problem. However, Mr Justice Holgate concluded that the Inspector's legal error had made no difference to the outcome of the appeal decision, as the Inspector's reasoning for their rejection of the appellant's viability case was untainted by the legal error.
- 7.19 Within his judgement, Mr Justice Holgate noted that the circularity problem had been a central issue of the 2017 appeal as it had also previously been in the 2015 appeal. Mr Justice Holgate included a postscript to his judgement in which he suggested that the Royal Institute of Chartered Surveyors (RICS) should consider revising their 2012 guidance note possibly in conjunction with MHCLG and the RTPI, in order to clarify market valuation concepts and address the circularity issue.
- 7.20 **P2018/4197/FUL** Demolition of existing buildings and erection of buildings of 3 to 6 storeys accommodating 96 residential units (use class C3) together with associated cycle parking, accessible car parking, highways, landscaping and infrastructure works. Withdrawn 06/11/2019.
- 7.21 The third application was virtually identical to the previous 2016 scheme, as neither the Council nor the Inspector had raised any objections to matters such as design or amenity. However, the affordable housing offer was only 30% by unit. Two separate independent surveyors (BPS and BNP Paribas) both concluded that the scheme could provide a policy compliant offer of 50% affordable housing.
- 7.22 The Council sought to negotiate a higher affordable housing contribution without success. Officers noted that many of the units were oversized and therefore the scheme was not making the optimum use of the site, and that reducing the size of the units would allow for more units within the same envelope and improve the affordable housing offer. The applicant did not wish to amend the scheme and sold the site to the current owner, Fairview Homes. Fairview then withdrew the application with the aim of re-designing the scheme to provide more units in order to achieve a policy compliant affordable housing contribution.

PRE-APPLICATION ADVICE:

- 7.23 The applicants sought pre-application advice based on revised scheme. The overall layout, heights and massing remained broadly similar to the previous scheme (and the appeal scheme), but the number of units increased to 120 in order to provide 50% affordable housing.

- 7.24 Most of the issues had already been dealt with in the appeals, with affordable housing issue being the only outstanding matter. In order to incorporate additional units without increasing the size of the blocks, many units were reduced in size. This resulted in minor changes to fenestration, and the new architects took a slightly different approach to design.
- 7.25 During the pre-app stage, minor changes were made in design and materiality, principally to the main elevation facing Parkhurst Road to improve the block's appearance. Alterations were also made to the deck access and screening to protect the privacy of future and neighbouring residents, and the nursery.
- 7.26 Officers acknowledged that a policy compliant affordable housing offer was finally being made and considered all other matters had been sufficiently resolved for the applicants to submit a full planning application.

8. CONSULTATION

Public Consultation

- 8.1 Letters were sent to occupants of 440 adjoining and nearby properties on 17th March 2020, however due to the impact of Covid 19 on administrative services, it was not clear whether all residents had been notified and residents were re-consulted on 3rd April 2020. Site notices and a press advert were displayed on 6th April 2020. The public consultation of the application therefore expired on 27th April 2020, however it is the Council's practice to continue to consider representations made up until the date of a decision.
- 8.2 At the time of writing a total of 46 responses had been received. Three respondents raised no objection to the scheme commenting that the scheme would create a mixed community for the local neighbourhood, affordable and accessible housing would be welcomed, more units should be built, and the blocks could be taller. They also queried if the accessible units were adequate for seriously disabled householders, that the amenity space seemed small and the six storey blocks excessive. A request was made for bird boxes and that the green roof be biodiverse.
- 8.3 The objections fall into two categories: neighbouring residents' concerns about design and amenity, and users of the adjacent children's centre concerned about safeguarding, loss of light and construction impact. The issues raised can be summarised as follows:
- 8.4 Amenity
- The development will have a harmful impact on Moriarty Close in terms of blocking views, causing traffic jams, loss of privacy, loss of daylight and increase in noise levels [Officer comment: please refer to paragraphs 10.102-106 (daylight), 10.124-127 (sunlight), 10.136-137 & 10.142-143 (privacy)]
 - Sunlight/daylight report indicates Moriarty Close will suffer from loss of sunlight, daylight and overshadowing in excess of BRE guidelines, as well as loss of outlook [Officer comment: please refer to paragraphs 10.102-106 (daylight), 10.124-127 (sunlight), 10.132-134 (outlook & overshadowing)]
 - Proposed screening will not prevent overlooking to Moriarty Close [Officer comment: please refer to paragraphs 10.136-137 & 10.142-143 (privacy)]
 - Not clear what the impact on daylight will be

- Cadet Centre and nursery already cause a noise nuisance, will there be a restriction on the hours of use of private gardens and BBQs [Officer comment: please refer to paragraphs 8.18 & 10.80-81]]
- Existing buildings may contain asbestos [Officer comment: please refer to paragraphs 10.192-193]
- Pollution has not been taken into account [Officer comment: please refer to paragraphs 8.17-18]
- Noise and dust impact could be exacerbated by the Covid 19 pandemic [Officer comment: please refer to paragraphs 8.17-18 & 10.192-193]
- There should be no construction work at weekends [Officer comment: please refer to paragraphs 10.192-193]
- Cumulative impact of the Holloway Prison Development [Officer comment: please refer to paragraphs 10.192-193]
- Removal of railings could present security problems for neighbours [Officer comment: please refer to paragraph 8.9]

Officer response: It is not considered the proposal would have an adverse impact on amenity. Amenity impacts in general are covered in paragraphs 10.85-10.149. If permission is granted for the Peabody scheme is unlikely to commence within the next few years and any CLP/CEMP would have to take the Parkhurst scheme into account.

8.5 Design

- Higher than surrounding buildings and not in keeping with the area [Officer comment: please refer to paragraphs 10.19-20 & 10.30-37]
- Will dominate Moriarty Close, should be limited to two storeys on this side [Officer comment: please refer to paragraphs 10.19-20 & 10.43-47]
- Northwest block facing onto McCall House is too high [Officer comment: please refer to paragraphs 10.19-20]
- Nearby streets date from 1910 and only three storeys high, and there are a number of grade II listed buildings on Parkhurst Road, proposal should be no more than four storeys [Officer comment: please refer to paragraphs 10.43-47]
- Site is same size as Moriarty Close, but almost double the number of properties so does not respect local context, street pattern, scale or proportion of surrounding buildings [Officer comment: please refer to paragraphs 10.43-47]

Officer response: The height of the buildings has been accepted previously by the Council and at appeal. The development would be within the London Plan's density scale, whilst draft policies will no longer set density parameters the do advise that new development should make optimum use of the site.

8.6 Transport

- Single access to the site will cause road safety issues [Officer comment: please refer to paragraphs 10.187 & 10.190]
- Cycle storage will increase bike traffic on the road and pavement [Officer comment: please refer to paragraphs 10.179]]
- Increased traffic [Officer comment: please refer to paragraphs 10.184-187]

8.7 Other

- Already a number of developments in the area, more housing will put a strain on resources [Officer comment: please refer to paragraphs 10.200-204]

- No real affordable housing [Officer comment: please refer to paragraphs 10.56 & 10.64]
- Visitors will add to parking stress [Officer comment: please refer to paragraphs 10.188-189]
- Site could be used as a community green space park instead [Officer comment: please refer to paragraph 4.7]

8.8 Impact on Willows Children's Centre

- The garden is an oasis which should be protected and safeguarded
- High rise buildings will spoil the peaceful atmosphere of the garden and block sunlight and daylight [Officer comment: please refer to paragraphs 10.19-20 & 10.30-10.37 (height) 10.110-114 & 10.123 (daylight) 10.128-133 (sunlight)]
- Accept that the Daylight/sunlight report indicates compliance with the BRE guidelines, but it should be independently reviewed. [Officer comment: as the report has been compiled by a reputable firm and the results largely correspond with previous reports from a different organisation there is no reason to question the validity of the results]
- Residents across the borough use the garden for stay and plays, crèches, education and support services
- Large balconies and windows will overlook the centre and garden [Officer comment: please refer to paragraphs 10.135-142]
- Balconies and screens must be obscure glass and permanent [Officer comment: please refer to paragraphs 10.135-142]
- Glazing should be minimised and more screening provided [Officer comment: please refer to paragraphs 10.135-142]
- Open space should border children's centre to prevent overlooking [Officer comment: please refer to paragraphs 10.135-142]
- Construction hoardings/shrouds must prevent overlooking and limit the impact of dust & noise [Officer comment: please refer to paragraphs 10.192-193]
- Green wall should be placed above the existing boundary wall
- No rear elevation of the six storey block online [Officer comment: all plans and revisions have been published online, and a full set of plans accompanied the application and were published at registration stage]
- Bike store should not be located by the boundary as it will cause noise and security issues [Officer comment: please refer to paragraphs 8.1, 8.9, 8.18 & 10.80-81]
- Hours of construction work must be agreed in advance of the CMP, noise monitoring must take place. [Officer comment: please refer to paragraphs 10.192-193]
- Children will be affected by air pollution from construction [Officer comment: please refer to paragraphs 10.192-193]
- Extraordinary work should be carried out at weekends [Officer comment: please refer to paragraphs 10.192-193]
- Offices/welfare facilities must be away from the boundary
- Potential noise impacts from occupiers of the flats and the plant room [Officer comment: please refer to paragraphs 10.80-81 & 10.192-193]
- Proposal should be considered in light of Covid 19, such as how pollution from construction will harm young children [Officer comment: please refer to paragraphs 10.192-193]
- Developer should liaise with the Children's Centre [Officer comment: please refer to paragraphs 10.192-193]

External Consultees

- 8.9 Metropolitan Police (Crime Prevention): The Designing Out Crime (DOC) Officer had previously met with the applicants and Secured by Design measures were discussed in detail. The DOC Officer notes that the Design and Access statement acknowledges the importance of following the principles of Secured by Design, and whilst the measures proposed do not include the level of detail needed to meet accreditation, the proposal should be conditioned to achieve Secured by Design accreditation to ensure the security measures advised during the meeting are met.
- 8.10 Thames Water: No objection with regard to the combined waste water network infrastructure capacity or water network and water treatment infrastructure capacity. The proposed development is located within 15 metres of a strategic sewer, Thames Water recommend the standard piling condition.
- 8.11 Transport for London: Referred to their response to the previous schemes where they raised no objection. Accept that the local walking environment is mostly good for pedestrians and it should enable people who will live at and visit the new development to access key local active travel destinations safely and pleasantly for the vast majority of the sustainable and active journeys they will need to make as part of living car-free lifestyles to support the Mayor's Transport Strategy (MTS), and Islington's specific local MTS trajectories, e.g. to reduce Borough-wide car ownership and car use, and to increase the percentage of local residents who travel actively for at least 20 minutes per day. Adequate footpath/footway should be provided to ensure pedestrian safety along the site entrance. TfL would support a contribution to the cost of a safer junction for cyclists at the junction of Parkhurst Road and Holloway Road, or a contribution for more general local pedestrian and cycle improvements.
- 8.12 London Fire Brigade: No objection subject to meeting the access requirements of Approved Document B5 of the Building Regulations.

Internal Consultees

- 8.13 Access Officer: Category 2 and 3 units are in general compliance. The pavement along Parkhurst Road should be designed appropriately with dropped kerbs and tactile paving for legibility and safety. Two bays have been provided from the outset on site. more bays could be potentially provided on street, on Parkhurst Road or a financial contribution secured. Details of cycle parking should be conditioned. Need for mobility scooter storage.
- 8.14 Urban Design Officer: The scheme is a carefully composed contextual modern design that would provide a good standard of accommodation, represents a considered response to the site and varied context, and optimises the provision of housing on the site. The frontage building will provide a more active edge to Parkhurst Road and improved public realm and access to the site will also contribute to a more attractive and vibrant residential neighbourhood. The proposal is considered to be in compliance with the relevant local and regional policies.
- 8.15 Energy Conservation Officer: No objection. Proposal meets CO2 reduction targets, sustainable design standards. The Energy Statement shows 114 tonnes of

outstanding CO₂ emissions and Carbon Offset contribution of £105,000 required. Air Source Heat Pumps proposed to provide heating and not water through a site-wide network.

- 8.16 Tree Preservation: More trees should be planted, and more details required regarding tree pit design and materials storage areas.
- 8.17 Public Protection Division (Air Quality) No overall objection, the units facing Parkhurst Road may suffer poor air quality so a condition requiring mitigation measures should be secured.
- 8.18 Public Protection Division (Noise Team) No overall objection, the standard noise condition should be attached to ensure any external plant complies with the Council's noise standards.
- 8.19 Ecology: No overall objection. Biodiverse garden, bat survey and bird/bat boxes require further details to be secured by condition.

9. RELEVANT POLICIES

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

National Guidance

- 9.2 The National Planning Policy Framework 2019 seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF is a material consideration and has been taken into account as part of the assessment of these proposals.

Development Plan

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

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

- 9.4 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 Panel of Inspectors 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 Inspectors' 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:
- GG2 Making the best use of land

- GG4 Delivering the homes Londoners need
- Policy D4 Delivering good design
- Policy D6 Housing quality and standards
- Policy H1 Increasing housing supply
- Policy H4 Delivering affordable housing
- Policy H6 Affordable housing tenure
- Policy SI 2 Minimising greenhouse gas emissions

9.5 It should be noted 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. In any event, given what is proposed in the application the direction does not alter the assessment in this case.

Draft Islington Local Plan

9.6 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 Covid-19 crisis, the Examination hearings scheduled for the summer have been postponed until September.

9.6 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).

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

- Policy SP5 Nag's Head and Holloway Road
- Policy H1 Thriving communities
- Policy H2: New and existing conventional housing
- Policy H3: Genuinely affordable housing
- Policy H4: Delivering high quality housing
- Policy S1: Delivering Sustainable Design
- Policy T3: Car-free development
- Policy DH1: Fostering innovation and conserving and enhancing the historic environment

At this stage it is possible to attribute some weight to the policies, however in this case the thrust of the relevant emerging policies does not conflict with the adopted policies and they do not change the assessment in this case.

Designations

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

- Core Strategy Key Area Nag's Head & Upper Holloway Road
- Cycle Routes (Major)
- Site Allocations (65-69 Parkhurst Road)
- Within 100m TLRN
- Within 50m Mercers Road/Tavistock Terrace Conservation Area
- Within 50m Hillmarton Conservation Area
- Article 4 Direction A1 – A2

Supplementary Planning Guidance (SPG) / Document (SPD)

9.8 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:

- Principle of Development
- Land Use
- Design
- Affordable Housing
- Quality of residential Accommodation
- Dwelling Mix
- Neighbour Amenities
- Inclusive Design
- Energy and Sustainability
- Highways and Transportation
- Trees and Landscaping
- Planning Obligations

Principle of Development

10.2 Redevelopment of the site is acceptable in principle, and is welcomed, as it provides an opportunity to bring a large, vacant and accessible brownfield site back to use, and provide a considerable amount of new housing, half of which would be affordable. It would also provide a new frontage building to complement the buildings fronting Parkhurst Road (particularly those within the adjacent Hillmarton Conservation Area), which would be car-free and energy efficient.

10.3 The site is the subject of Site Allocation NH5, confirming that the council supports and indeed promotes redevelopment of the site. In both previous appeals the principle of development was considered acceptable.

10.4 The above in-principle position regarding redevelopment of the site accords with the National Planning Policy Framework's presumption in favour of sustainable development.

Land-use

Policy Context

- 10.5 The application site is the site of a former Territorial Army Centre. Given the proposal is for new housing, the following planning policies are of particular relevance in assessing the planning application: London Plan Policies 2.9 (Inner London), 3.3 (Increasing Housing Supply) and 3.9 (Mixed and Balanced Communities); and Core Strategy Policies CS8 (Enhancing Islington's Character), and CS12 (Meeting the housing challenge).

London Plan

- 10.6 London Plan Policy 3.3 states that boroughs should seek to achieve and exceed the relevant borough annual average housing target and to identify and seek to enable development capacity to be brought forward to meet these targets having regard to the other policies of the London Plan and in particular the potential to realise brownfield housing capacity through sensitive renewal of existing residential areas.
- 10.7 In accordance with Policy 2.9, London boroughs and other stakeholders should, work to realise the potential of inner London in ways that sustain and enhance its recent economic and demographic growth while also improving its distinct environment, neighbourhoods and public realm, supporting and sustaining existing and new communities, addressing its unique concentrations of deprivation and improving quality of life and health for those living, working, studying or visiting there. Boroughs should develop more detailed policies and proposals taking into account the above principles.
- 10.8 Policy 3.9 (Mixed and Balanced Communities) states that communities mixed and balanced by tenure and household income should be promoted across London through incremental small scale as well as larger scale developments which foster social diversity, redress social exclusion and strengthen communities' sense of responsibility for, and identity with, their neighbourhoods. They must be supported by effective and attractive design, adequate infrastructure and an enhanced environment.
- 10.9 Housing remains the priority of the draft London Plan. Policy H1 (Increasing housing supply) sets out 10 year housing targets for the boroughs of 66,000 homes per year. Whilst the Secretary of State made various recommendations about the draft London Plan, the thrust of his objections was that the draft plan was not ambitious enough and would fail meet its own housing targets for London. Although the draft plan is a material consideration, it is not considered that a proposal that would provide additional housing, including more than 50% affordable housing, on previously developed land would be contrary to the draft plan or its aims for housing delivery, or be in conflict with the Secretary of State's objections.

Islington Core Strategy

- 10.10 Policy CS12 of the Core Strategy seeks to meet the housing challenge by identifying sites which can significantly increase the supply of good quality residential accommodation across the borough. The Policy seeks to ensure that Islington has a continuous supply of land for housing, but crucially also that the housing supply is

affordable for existing and future residents. Islington's Housing Needs Study, which informs the policy, demonstrates that affordability is, and will continue to be, a major issue in the borough. In addition to the existing backlog of unmet need, which has led to overcrowding, there will be future need made up of newly formed households unable to buy or rent in the borough.

- 10.11 The draft Local Plan prioritises housing. Whilst there have been objections to the plan, at this stage the policies have limited to moderate weight depending on the level of objection, it is not considered that the provision of new housing would be contrary to the aims of the emerging plan.

Development Management Policies

- 10.12 Policy DM4.12 (Social and strategic infrastructure and cultural facilities) mainly deals with the protection of social infrastructure, but also requires any replacement facility to provide a level of accessibility and standard of provision at least equal to that of the existing, or in this case former, facility.

Site Allocations

- 10.13 The site is also identified in the Site Allocations Document (2013). It identifies the site (NH5) as being in a predominantly residential area with "*potential for intensification for residential accommodation to help meet housing need in the borough.*"

Assessment

- 10.14 The site was most recently occupied by the Territorial Army, who operated a sui generis use at the site until 2013. The Site Allocation NH5 allocates the site for residential development and possible continued Ministry of Defence use. The southwest corner of the site was separated off and a new cadet centre has been built, as such the proposed residential use of the larger remainder of the site, is policy-compliant in terms of land use.
- 10.15 Housing is the priority land use of the development plan and the development proposes a mix of high quality residential accommodation, including family-sized homes, in accordance with the aims and objectives of the London Plan and Islington Core Strategy Policies.
- 10.16 Notwithstanding the policy support for mixed and balanced communities, it is also a policy requirement to achieve the maximum reasonable amount of affordable housing on a site, and Policy CS12 of the Core Strategy sets a strategic target that 50% of all housing built over the plan period with many sites expected to deliver at least 50% affordable housing.
- 10.17 The application proposes a total of 118 new homes on a brownfield site, of which 59 units (50%) would be affordable homes for social rent and shared ownership. The affordable mix would be 26x 1-beds, 25x 2-beds, and 8x 3-bed and the tenure would be 41x units for social rent and 18x shared ownership units resulting in a 69/31 split. A total of 12x ground floor flats (10%) would be fully wheelchair accessible (Category M4(3)), and the remainder of the flats would be adaptable (Category M4(2)).

- 10.18 As such, the provision of a policy compliant housing development on this site is considered acceptable and in line with the Site Allocation.

Design, Conservation and Heritage Considerations

- 10.19 As mentioned in the history section, the two previous applications were refused and dismissed on appeal. Design was a reason for refusal for the first scheme, and upheld on appeal, specifically height and massing, and the impact on Holbrooke Court. Block.
- 10.20 The 2016 scheme sought to address the objections that the development was too tall by reducing the height of all the blocks, other than Block B (6 storeys) and Block F (4 storeys), to which there was no previous objection to as their heights was contextually acceptable. Whilst the committee report noted some misgivings about the height of Block B, it noted that the Inspector considered it appropriate given its proximity to the similarly sized McCall House, and the Council raised no overall objection to the design of the scheme, and design was not a reason for refusal.



2013/2016 scheme



2020 scheme

Block	2013	2016	2020
A	4 storeys	3 storeys	3 storeys
B	6 storeys	6 storeys	6 storeys
C	6 storeys	5 storeys	5 storeys
D	5-6 storeys	4 storeys	4 storeys
E	4-6 storeys	4 storeys	4 storeys
F	4 storeys	4 storeys	4 storeys

Policy Context

- 10.21 The National Planning Policy Framework (NPPF) states that the Government attaches great importance to the design of the built environment and that good design is a key aspect of sustainable development. All proposals for development in Islington are expected to be of good quality design, respecting their urban context in accordance with planning policy and guidelines.
- 10.22 The London Plan Policy 7.6 (Architecture) expects architecture to make a positive contribution to a coherent public realm, streetscape and wider cityspace. It should incorporate the highest quality materials and design appropriate to its context. Moreover, buildings and structures should be of the highest architectural quality, be of a proportion, composition, scale and orientation that enhances, activates and

appropriately defines the public realm and comprise details and materials that complement, not necessarily replicate, the local architecture.

- 10.23 Islington's Core Strategy Policy CS8 (Enhancing Islington's character) states that the scale of new development will reflect the character of a surrounding area. Policy CS9 (Protecting and enhancing Islington's built and historic environment) states that high quality architecture and urban design are key to enhancing and protecting Islington's built environment, making it safer and more inclusive. Moreover, where areas of Islington suffer from poor layout, opportunities will be taken to redesign them by integrating new buildings into surviving fragments of historic fabric and by reconfiguring spaces based on streets and perimeter blocks, particularly in housing estates. All development will need to be based on coherent street frontages and housing developments should not isolate themselves from surrounding areas.
- 10.24 Development Management Policy DM2.1 (Design) requires all forms of development to be of a high quality, incorporating inclusive design principles while making positive contributions to the local character and distinctiveness of an area, based upon an understanding and evaluation of its defining characteristics. All new developments are required to improve the quality, clarity and sense of space around or between buildings, reinforce and complement local distinctiveness and create a positive sense of place. Finally, Islington's Urban Design Guide (2017) provides guidelines and principles for good urban design, e.g. how buildings look and fit into their setting, the layout and organisation of public spaces and the appearance of street frontages.
- 10.25 Draft Local Plan policy DH1 (Fostering innovation and conserving and enhancing the historic environment) is the principle design policy in the draft plan. The policy is similar to existing policy DM2.1 and supports innovative approaches to development as a means to increasing development capacity to meet identified needs, while simultaneously addressing any adverse heritage impacts and protecting and enhancing the unique character of the borough. The draft policy only received objections to the tall buildings section and the consultation process, and therefore has limited to moderate weight.

Assessment of Proposals



Site layout plan

- 10.26 The proposal is arranged as two buildings. The smaller of the two is a four storey, linear deck-access block aligned with the north eastern boundary of the site, bookended by a block on either end, one of which replaces the existing TA building on Parkhurst Road. This building contains 39 apartments.



Four Storey Block (Cores A & B) SW Elevation



Four

Four Storey Block (Cores A & B) Plan

- 10.27 The larger building is arranged around three sides of a courtyard garden to form a 'U' shape. It rises from three storeys on the south-west site boundary next to Moriarty Close, to five on the facing wing and six storeys in the central part. The highest part of the building is located where the distance to neighbouring dwellings is greatest and the site can accommodate greater bulk and height without causing significant amenity or townscape impact. This building contains 79 apartments.



CGI of NW Building



Block Plan of NW building

- 10.28 This site layout and access arrangement, the scale and orientation of the proposed buildings, the position of their entrances and the provision of shared external amenity spaces are, in broad terms, unchanged from the 2016 scheme already deemed acceptable in design terms by the Council and Inspectorate.
- 10.29 The effects of the way in which the proposal differs from the appeal scheme are assessed in the following sections and broadly fall into three areas: (i) minor amendments to building form and massing; (ii). changes to the entrance and approach to the buildings, and to the shared circulation areas within the blocks; (iii). changes to the external appearance of the buildings.

Bulk, height and massing

- 10.30 Additional bulk and massing has been introduced in five areas of the scheme relative to what was previously deemed acceptable.
- The centre of the deck access side of each block
 - Increase in height of core D from three storeys to five storeys
 - Upper 'attic' floors
 - Core A infilling a previously reserved gap
 - Roof top plant enclosure
- 10.31 The bulk has also been reduced in other areas – for example by the use of recessed balconies to the lower buildings rather than projecting balconies.
- 10.32 The access decks to all parts of the buildings previously ran the full width of the blocks, but this proposal curtails them at the mid-point of the linear building and the central part of the U-shaped building by extending the central pair of flats to the outer building edge.
- 10.33 This increases internal floor areas and improves privacy for the proposed dwellings by reducing the number of residents and visitors that will pass by neighbouring apartments to access their own. However, it also increases the proposed bulk both via the enlarged flats themselves and the extended cores required to serve these flats; Core D, located on the south-western edge of the site is increased in height from three to five storeys to serve flats previously accessed via Core C.
- 10.34 There is also an increase to the bulk on the north east side of the linear block. Its massing had been reduced and refined through the earlier process of design development to respond to concerns that it would appear overbearing in relation to the neighbouring Holbrook Court. However, any negative impact of the additional bulk here may be considered to be balanced by the way that the projection outward breaks up the long run of walkways and brings a degree of relief to the elevation.
- 10.35 Additional massing has also been added to the top storey of the buildings, although apart from the 5 storey block there is no increase in height. The attic storey setbacks were a refinement to the massing of the proposals that evolved through design development on the previous scheme. The 'eroded' upper floor, created an articulated roof scape that helped to mitigate the perceived bulk of the proposed buildings. This was a design strategy discussed in design review panel meetings and deemed an important consideration in determining the acceptability of buildings larger in scale than those in the surrounding area.
- 10.36 Core A fills what was previously reserved as a gap between the block fronting Parkhurst Road and the linear block to the rear of it. The cores are highly glazed to achieve the effect of breaking up the mass of the development and separating the wings of the buildings. In the appeal scheme the core was contained within the frontage building that was separated from the linear block behind it. The frontage building was conceived of as contemporary interpretation of the Victorian villa and this was reinforced by the fact that it stood apart from the larger buildings to the rear. The effects of this additional massing are discussed under the later section on *'Impacts on heritage assets'*.
- 10.37 The energy needs of the development will be met by an Air Source Heat Pump (ASHP) system connected to a site-wide district heating network. This is a result of

the move away from Combined Heat and Power (CHP) systems and towards ASHP as a result of the decarbonisation of the National Grid. This requires an enlarged plant enclosure at roof level which brings additional massing to the rooftop of one of the blocks. However, it is positioned centrally on the site and inset a sufficient distance from the face of the building to ensure that there is no significant visual impact.

Elevations and materials

- 10.38 The elevations and materials of the buildings derive from a design concept of a suite of typologies that respond to the local vernacular. The main facing materials of the buildings are a palette of three tones of brick with light coloured copings and bandings. The darker brick is proposed for the set-back attic storeys to make them tonally recessive and the lightest brick is to be used for the bay features and base to most of the building. The 'light accents' are intended to reference the detailing of Edwardian buildings in the area. Metalwork and window frames will be coloured in a consistent tone.
- 10.39 The submitted drawings originally indicated uPVC windows and doors, which are considered unacceptable due to their visual quality and poor sustainability. The applicant now proposes aluminium composite and has submitted an addendum page to the design and access statement. A condition will be attached to the decision advising that permission is not granted for uPVC windows or doors.
- 10.40 Only the balconies to the six storey building are cantilevered and arranged in a checkerboard pattern because only at this height is reinforced concrete construction viable. Balconies to the other buildings are stacked vertically and are either recessed or, where they are projecting, balconies are supported by an external structure of brick cheeks and supporting posts. The vertical stacking brings a more formal character to the architectural expression but at the same time there is a more mixed architectural language and visual 'busy-ness' because of the number of materials and details used and the degree of variation in the treatment of balconies.
- 10.41 However, what may be lost in elegance and simplicity is compensated by the greater level of privacy and utility to occupants that the varied balcony treatments allow. The balustrading also adapts to different conditions in relation to protecting the privacy of neighbouring properties; metal railings are the default balustrade treatment where there are no privacy concerns but elsewhere metal framed opaque glazing is used and 1.8m high screening to walkways to mitigate the effects of overlooking.
- 10.42 The scheme will offer visual interest and perhaps a less monolithic appearance. The common palette of materials should ensure an adequate degree of unity and coherence and the muted tones will help to create calm and harmonious background buildings.

Impacts on heritage assets

- 10.43 Although not within a conservation area itself, the site entrance and existing Territorial Army building are adjacent to a small group of villas within the Hillmarton Conservation Area on Parkhurst Road. These are three or four storey detached or semi-detached villas notable for their grand entrance porticos.

- 10.44 The Hillmarton Conservation Area Design Guidelines 2002 paragraph 32.9 notes that: *"It is important that new development conforms to the established scale of the area, prevailing height and patterns of fenestration. It is important that new buildings... blend in with and reinforce the existing character of the area"*. Although the scale of buildings to the rear of the site rises to six storeys at the highest point, the larger buildings are positioned so as not affect the setting of the conservation area. The proposed building that fronts Parkhurst Road is the only part of the development that requires careful consideration of its design in terms of its potential impact on the setting of the heritage asset.
- 10.45 The proposed frontage building is a four storey building arranged with the upper storey set back. This means that the shoulder height of the building, the main parapet line, is roughly equivalent to the eaves line of its neighbouring nineteenth century villa to the south west on Parkhurst Road. It therefore can be considered to conform to the established scale of the area and prevailing height.
- 10.46 The proposed front elevation references the porticos that feature on some neighbouring villas by the use of a shallow projecting bay feature and vertical grouping of windows. The use of two brick tones rather than three gives the architectural language a slightly more restrained character than the larger proposed buildings that lie to rear and corduroy brick detailing is proposed at ground and attic storey levels to introduce subtle texture and relief. The low wall and railings that provide the new boundary to Parkhurst Road are appropriate to context.



Parkhurst Road elevation



Four storey block SW elevation

- 10.47 The separation between the frontage block and the rest of the proposed development in the previous scheme allowed it to be read as a stand-alone building and so it was better related to the context of the detached and semi-detached locally listed villas that lie to the south-west of the site on Parkhurst Road. The infilling of the gap is mitigated to some extent by the visual break in materiality intended by the extensive glazing of the cores and in practical terms it does not affect the appreciation of the frontage block in relation to the setting of the Conservation Area and the locally listed buildings when viewed from outside the site on Parkhurst Road or from within the conservation area.

Design Conclusion

- 10.48 The proposed series of low to mid-rise residential blocks is a carefully composed contextual modern design that would provide a good standard of accommodation, represents a considered response to the site and its varied context, and optimises the provision of housing on the site. The frontage building will provide a more active edge to Parkhurst Road and improved public realm and access to the site will also contribute to a more attractive and vibrant residential neighbourhood.
- 10.49 A high specification palette of materials will be required, and the standard materials condition will apply. In all other respects, the proposal satisfies relevant parts of the London Plan design policies 7.4, 7.5, 7.6 and CS14 and Development Management Policies DM2.1 and 2.3.

Affordable Housing and Financial Viability

- 10.50 The development would provide a total of 118 flats of which exactly half (59) would be affordable.
- 10.51 The scheme is arranged as two buildings. the smaller of the two, facing Parkhurst Road, is a four storey block which replaces the existing building on Parkhurst Road. This building would contain 39 flats with all proposed for social rent. The larger building to the rear of the site, is arranged around three sides of a courtyard garden to form a 'U' shape. It ranges from three storeys to six storeys in the central part, and would house 79 flats of which 59 would be for private sale, 18 for shared ownership and two for social rent.

Policy background

- 10.52 The National Planning Practice Guidance (NPPG) 2019 states in part 5 that strategic policies should be informed by a local housing needs, and the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies including, but not limited to, those who require affordable housing.
- 10.53 London Plan Policy 3.11 (Affordable housing targets) states that boroughs should set an overall target for the amount of affordable housing provision needed over the plan period in their area with separate targets for social rented and intermediate housing that reflect the strategic priority afforded to the provision of affordable family housing. Part (f) of this policy identifies that in setting affordable housing targets, the borough should take account of "the viability of future development taking into account future resources as far as possible."

- 10.54 Policy CS12 (Meeting the housing challenge) of the Islington Core Strategy establishes in part G that “50% of additional housing to be built in the borough over the plan period should be affordable”. With an understanding of the financial matters that underpin development, the policy states that the Council will seek the “maximum reasonable amount of affordable housing, especially social rented housing, taking into account the overall borough wide strategic target. It is expected that many sites will deliver at least 50% of units as affordable subject to a financial viability assessment, the availability of public subsidy and individual circumstances of the site.”
- 10.55 Policy H4 (Delivering affordable housing) of the draft London Plan sets a strategic target of 50% of all new homes delivered across London to be genuinely affordable, and whilst the Secretary of State raised numerous objections to the housing policies of the plan, including that the plan would fail to provide the amount of housing London needs, did not identify a strategic affordable housing target of 50% as objectionable.
- 10.56 Policy H1 (E) (Thriving communities) of the draft Local Plan states that the delivery of genuinely affordable housing is a key priority, with the overarching strategic target over the plan period being 50% of all new housing to be genuinely affordable.
- 10.57 This policy has limited weight and received a significant level of objection as part of the Local Plan consultation process because Islington’s definition of affordable housing does not support some of the housing products which the NPPF considers to be affordable (e.g. discounted market sales housing, Affordable Private Rent, and some other subsidised routes to home ownership). However, there is no objection to the level of affordable housing sought and the type of affordable housing offered, social rent and shared ownership, comply with the current development plan and the NPPF.
- 10.58 National Planning Practice Guidance for viability was updated in September 2019 in line with the NPPG and unequivocally confirms that the price paid for a site cannot form a relevant justification for failing to accord with planning policy requirements. It requires benchmark land values to be formulated on an Existing Use Value plus premium (EUV+) basis. This approach aligns with the guidance outlined in the Mayor of London’s Affordable Housing and Viability SPG (2017) and the Council’s Development Viability SPD (2016).

Assessment

- 10.59 As mentioned, two previous schemes have been refused due to their inability to make a policy compliant affordable housing offer, and the most recent application was withdrawn as officers could not negotiate a compliant scheme and refused to accept an affordable housing offer below the policy requirement.
- 10.60 The 2016 scheme proposed the creation of 96 residential units, a number of which were significantly oversized when compared to minimum space standards. which gave rise to floor space inefficiencies and ultimately a sub-optimal scheme design, which artificially reduced viability as a result of creating a higher cost to value ratio which suppressed the scheme’s residual land value. This was also identified as a problem with the 2018 application which was withdrawn by the then applicant.

- 10.61 The current proposal fully addresses the inefficiencies that were present within the previous schemes by providing 22 additional units, whilst broadly maintaining the same development envelope of the previous 2016 scheme.
- 10.62 The Council's viability officers advise that the site's low Existing Use Value (EUV) provides the opportunity for a policy compliant scheme. In these circumstances, where there are no site specific constraints that would form a genuine barrier to delivery, and the scheme as proposed is compliant with the policy, the planning application should be assumed to be viable. It is therefore not necessary to consider a site-specific financial viability assessment as part of the decision-making process.
- 10.63 The residual land value generated by the proposed development reflecting full compliance with the policies of the Development Plan (i.e. 50% affordable housing with a tenure split of 70% social rent and 30% intermediate), as well as CIL charges and additional required S106 contributions, would constitute an Alternative Use Value (AUV) based Benchmark Land Value for the site; and when disaggregated and expressed on the EUV plus premium (EUV+) basis as required by the NPPG (2019), the Mayor of London's Affordable Housing and Viability SPG (2017) and the Council's Development Viability SPD (2016) would demonstrate a significant premium above the site's low EUV.
- 10.64 The proposed development comprises of 118 units of which 59 units will be for private sale and 59 residential units will be affordable. 41 of the affordable units will be for social rent and 18 of the affordable units will be for shared ownership. The scheme therefore provides 50% affordable housing by unit, with an affordable housing tenure split of 69.5% social rent by unit and 30.5% shared ownership by unit which complies with Part G of Policy CS12 of the Core Strategy (2011).
- 10.65 Viability officers advise that the proposed scheme provides the maximum reasonable amount of affordable housing through achieving the 50% affordable housing strategic target required by the Development Plan. As such, the proposed scheme is therefore fully policy compliant with Policy 3.12 of the London Plan (2016) and Policy CS12 of the Council's Core Strategy (2011).
- 10.66 As the proposal is fully policy compliant with Policy 3.12 of the London Plan (2016) and Policy CS12 of the Council's Core Strategy (2011), the scheme will not be required to be subject to any form of viability review mechanism.
- 10.67 The proposed development would also comply with Policy H5 of the Draft London Plan as the scheme is providing 50% affordable housing on a Public Sector site. The proposal would also comply with Policy H6 of the Draft London Plan as it is providing an affordable housing tenure split of virtually 70% social rent and 30% shared ownership reflecting the affordable housing tenure split required by the Local Plan, specifically by Policy CS12 Part G of the Core Strategy (2011).

Quality of Resulting Residential Accommodation

- 10.68 Policy 3.5 (Quality and design of housing developments) of the London Plan requires housing development to be of the highest quality internally and externally.

- 10.69 Core Strategy Policy CS12 advises that to help achieve a good quality of life for Islington residents, residential space and design standards will be significantly increased and enhanced from their current levels.
- 10.70 Development Management Policy DM3.4 sets out the detail of these housing standards. In accordance with this policy, all new housing is required to provide functional and useable spaces with good quality amenity space, sufficient space for storage and flexible internal living arrangements.

Unit sizes

- 10.71 All of the proposed residential units comply with the minimum space standards as advised by the DCHLG. These standards are repeated in the current and draft London Plans (policy 3.5 and draft policy D6) and Islington's current and draft plans.

Aspect/daylight Provision

- 10.72 Policy DM3.4 (part D (i)) states that 'new residential units are required to provide dual aspect accommodation, unless exceptional circumstances can be demonstrated. The vast majority of the proposed units (112) would be dual aspect, however 7 units (6%), would be single aspect. It is considered that the exceptional circumstances in this instance are the need to incorporate additional units, in order to meet the affordable housing target, which results in some units near the cores being single aspect.
- 10.73 Policy DM3.4 (D(ii)) states that for sites where dual aspect dwellings are demonstrated to be impossible or unfavourable, the design must demonstrate how a good level of natural ventilation and daylight will be provided for each habitable room. All the single aspect units (2, 50, 58, 66, 74, 96 and 106,) would be 1-bed flats with a floorspace of 50sqm which is in line with the national space standards. All the units would have access to external amenity space via either a balcony or a garden, so at least one habitable room would have full height patio doors. The design of the units has been revised so that all would have full height windows to their other habitable room giving good access to daylight and ventilation. The revision to the windows to nos. 96 and 106 means that all the units would comply with the BRE guidelines for daylight.

Amenity Space

- 10.74 Policy DM3.5 (Amenity Space) of the Development Management Policies Document 2013 states in part A that 'all new residential development will be required to provide good quality private outdoor space in the form of gardens, balconies, roof terraces and/or glazed ventilated winter gardens'. The policy in part C then goes on to state that the minimum requirement for private outdoor space is 5 square metres on upper floors and 15sqm on the ground floor for 1-2 person dwellings. For each additional occupant, an extra 1sqm is required on upper floors and 5 square metres on ground floor level with a minimum of 30sqm for family housing (defined as 3 bed units and above).
- 10.75 There would be a total of 24 units on the ground floor, with all units benefitting from at least 15sm of external amenity space and 17 of the units would have private external space at the front and rear. A total of 90 of the 94 upper floor units would

have balconies of at least 5sqm. The four units that have no external amenity space face Parkhurst Road and are at 1st and 2nd floor level.

- 10.76 Policy DM3.5 acknowledges that there may be exceptional circumstances where external amenity space may not be practical and advises that this can be offset by various mitigating factors such as the quality of the proposed development, access to communal amenity space and wider planning benefits. The lack of external amenity space for these units is due to the pressure in providing additional units within broadly the same envelope, and as the environmental health officer has noted, the units facing Parkhurst Road would suffer poor air quality (without suitable mitigation) and exposed balconies and terraces at this level would not provide the highest quality external space.
- 10.77 As the scheme would be a high quality development, with a large amount of communal amenity space and demonstrable public benefit in the provision of affordable housing, the lack of outdoor space for these four units is not considered to be contrary to policy DM3.5 in this instance.

Playspace

- 10.78 Policy DM3.6 requires all housing development of more than 10 dwellings to make provision for play based on anticipated child yield. The London Plan sets a benchmark standard of a minimum of 10sqm of suitable child playspace per child for new developments, with Islington's Development Management Policy DM3.6 setting a minimum of 5sqm. Private gardens and other private outdoor spaces suitable for play, alongside semi-private informal space, are considered to contribute towards this provision in line with policy DM3.6.
- 10.79 Using the GLA child yield calculator, the scheme has the potential for a child yield of 26.8 children under 5 years of age. Applying the London Plan requirement of 10 sqm of playspace per child, the policy requirement for the proposed development is 268 sqm for under 5's. The proposed development exceeds the policy requirement and includes 272 sqm of playspace for children under 5 years.

Noise

- 10.80 The 9 units closest to Parkhurst Road would be subject to high levels of ambient sound and will require a high specification glazing and façade treatment along with MVHR to enable the windows to remain closed. The noise report notes a prospective scheme but the final design should be approved by condition for sound insulation and noise control measures.
- 10.81 The environmental health officer notes that there are no details of the proposed mechanical plant at the development and there will inevitably be some (including communal air source heat pumps). The noise report includes a background sound survey with consequent plant noise limits. This will be conditioned to ensure all plant operates in line with the Council's noise standards i.e. the cumulative noise levels shall operate at least 5dB(A) below background noise levels, in order to protect the amenity of neighbouring and future residents.

Air Quality

- 10.82 The applicants have submitted a report which predicts NO₂ concentrations just below the air quality objective but within Air Pollution Exposure Category B where mitigation is required. As with the noise report, mechanical ventilation is required with NO₂ filtration. The report is also based on the assumption that there is no CHP and air source heat pumps are used. A condition will require details of this ventilation, how the ventilation will be maintained, info in home owners' manual and any other steps to minimise the exposure for residents.

Contaminated Land

- 10.83 The site has had a mixture of uses and the accompanying contaminated land report picks up on hotspots of copper along with an underground storage tank to be removed. The report assumes the land as "residential without plant uptake", although this assumes that there would be no private gardens or allotment type areas for food growing. During redevelopment, there will need to be an extensive watching brief along with further work with the removal of the tank for any contamination and revised remediation. This will be secured by condition to avoid the potential for contaminated land health impacts.

Dwelling Mix

- 10.84 Part E of Core Strategy policy CS12 requires a range of unit sizes within each housing proposal to meet the needs in the borough, including maximising the proportion of family accommodation in both affordable and market housing. In the consideration of housing mix, regard has to be given to the constraints and locality of the site and the characteristics of the development as identified in policy DM3.1 (Mix of housing sizes) of the Development Management Policies. The policy also requires for provision to be made for intermediate or shared ownership housing and states that future housing research by the council may result in a different mix of housing sizes being required.
- 10.85 Policy DM3.1 requires all sites to provide a good mix of housing sizes as follows.

Tenure	1-bed	2-bed	3-bed	4-bed or more
Market	10%	75%	15%	0%
Intermediate	65%	35%	0%	0%
Social rent	0%	20%	30%	50%

Tenure	1-bed	2-bed	3-bed	4-bed or more
Market	15 (25%)	34 (58%)	10 (17%)	0%
Intermediate	18 (100%)	0	0	0%
Social rent	8 (20%)	25 (60%)	8 (20%)	0%

- 10.86 Development Management Policies require a large amount of family-sized social rented dwellings

Neighbouring Amenity

- 10.87 The Development Plan contains policies which seek to appropriately safeguard the amenities of residential occupiers when considering new development. London Plan policy 7.6 identifies that buildings should not cause unacceptable harm to the amenity of in particular, residential buildings in respect of matters including privacy and overshadowing. Policy DM2.1 of the Development Management Policies Document 2013 identifies that satisfactory consideration shall be given to noise and the impact of disturbance, vibration, as well as overshadowing, overlooking, privacy, direct sunlight and daylight receipt, over-dominance, sense of enclosure and outlook.

Daylight and Sunlight:

- 10.88 In general, for assessing the sunlight and daylight impact of new development on existing buildings, the 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.
- 10.89 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".*
- 10.90 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, or

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).
- 10.91 The BRE Guidelines state (paragraph 2.1.4) that the maximum VSC value achievable is almost 40% for a completely unobstructed vertical wall. In this case, some neighbouring properties have rooflights and receive much greater levels of VSC, being set in a more horizontal plane.
- 10.92 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 more gloomy, and electric lighting will be needed more of the time."*
- 10.93 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".

10.94 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.

10.95 The BRE Guidelines at its Appendix F gives provisions to set alternative target values for access to skylight and sunlight. It sets out that the numerical targets widely given are purely advisory and different targets may be used based on the special requirements of the proposed development or its location. An example given is *"in a mews development within a historic city centre where a typical obstruction angle from ground floor window level might be close to 40 degree. This would correspond to a VSC of 18% which could be used as a target value for development in that street if new development is to match the existing layout"*

10.96 Paragraph 1.3.45-46 of the Mayor of London's Housing SPD states that:

'Policy 7.6Bd requires new development to avoid causing 'unacceptable harm' to the amenity of surrounding land and buildings, particularly in relation to privacy and overshadowing and where tall buildings are proposed. An appropriate degree of flexibility needs to be applied when using BRE guidelines to assess the daylight and sunlight impacts of new development on surrounding properties, as well as within new developments themselves. Guidelines should be applied sensitively to higher density development, especially in opportunity areas, town centres, large sites and accessible locations, where BRE advice suggests considering the use of alternative targets. This should take into account local circumstances; the need to optimise housing capacity; and scope for the character and form of an area to change over time.

The degree of harm on adjacent properties and the daylight targets within a proposed scheme should be assessed drawing on broadly comparable residential typologies within the area and of a similar nature across London. Decision makers should recognise that fully optimising housing potential on large sites may necessitate standards which depart from those presently experienced but which still achieve satisfactory levels of residential amenity and avoid unacceptable harm.'

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

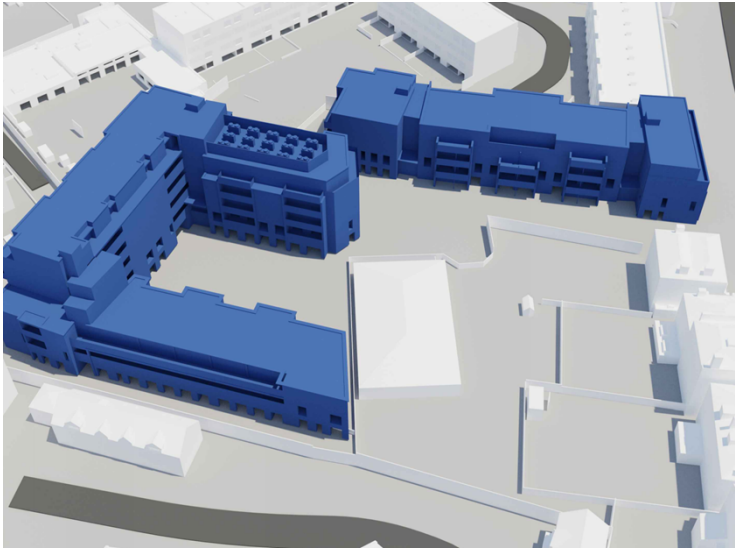
"If a living room of an existing dwelling has a main window facing within 90 degrees of due south, and any part of a new development subtends an angle of more than 25 degrees to the horizontal measured from the centre of the window in a vertical section perpendicular to the window, then the sunlighting 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."*

- 10.98 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."
- 10.99 They go 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."
- 10.100 Open spaces: The Guidelines state that it is good practice to check the sunlighting of open spaces where it will be required and would normally include: 'gardens to existing buildings (usually the back garden of a house), parks and playing fields and children's playgrounds, outdoor swimming pools and paddling pools, sitting out areas such as those between non-domestic buildings and in public squares, focal points for views such as a group of monuments or fountains'.
- 10.101 At paragraph 3.3.17 it states: "It is recommended that for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sun on 21 March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable. If a detailed calculation cannot be carried out, it is recommended that the centre of the area should receive at least two hours of sunlight on 21 March."
- Assessment
- 10.102 A Daylight & Sunlight Report by CHP Surveyors Ltd has been submitted which assesses the impact of the proposal on daylight and sunlight to the properties listed below.
- 18-24 McCall House, Tufnell Park Road
 - 45-57 McCall House, Tufnell Park Road
 - Willows Children's Centre
 - 19-24 Moriatry Close
 - 25-30 Moriatry Close
 - 31-36 Moriatry Close
 - 41-60 Moriatry Close
 - 61-62 Moriatry Close
 - 1-24 Holbrooke Court
 - 25-40 Holbrooke Court
 - 41-80 Holbrooke Court

- 10.103 A total of 235 windows to 188 rooms to surrounding properties were assessed for the impact of the proposal on daylight, of these 33 (14%) windows 27 rooms would fail the BRE guidelines. The report suggests that the proposal would have a minimal impact on neighbouring residents in terms of daylight as the losses are relatively small.



Sunlight/Daylight Model

- 10.104 The following properties comply with the BRE guidance for daylight as reductions in VSC are either less than 20%, or the resultant VSC value is greater than the minimum 27%. In terms of daylight distribution, the reduction in NSL is less than 20%.
- 19-24 Moriarty Close
 - 25- 30 Moriarty Close
 - 31-36 Moriarty Close
 - 61-62 Moriarty Close
 - 45-57 McCall House
- 10.105 For nos. 19-24 Moriarty Close Moriarty Close 12 windows to 6 rooms were assessed with losses in VSC ranging from 0.7 to 7.7%. At nos. 25-30, 12 windows to 6 rooms were assessed with losses in VSC ranging from 0.7 to 7.7%. For nos. 31-36, 24 windows to 12 rooms were assessed with losses in VSC ranging from 0.2 to 10.7%. In all cases, losses in NSL would be less than 20%.
- 10.106 For nos. 61-62 Moriarty Close, the report assessed 9 windows to 6 rooms and indicates that all would comply with the BRE guidelines. As most of the windows facing the site are rooflights, they record higher than average VSC and would be less affected than if they were vertical windows. All but one of the windows would see losses of VSC below 20%, and whilst one window (W7) would see a reduction of VSC of 21.1% (which is only marginally above the 20% minimum), the resultant VSC would be relatively high at 62.6% and thereby comply with the guidance. Losses in NSL would be less than 20%.
- 10.107 For nos. 44-57 McCall House 15 windows to 15 rooms were tested with losses in VSC ranging from 2.9-10.1%, and resultant VSC in excess of 27% in all cases. Losses in NSL would be less than 20%.
- 10.108 Nos 41-52 Parkhurst Road and 57, 59, 61 and 63 Parkhurst Road are to the south of the site. These properties were not tested for daylight impact as the BRE

guidelines refer to a 25° test, whereby if a proposed development does not obtrude a 25° line extending from the centre of the lowest window of a neighbouring property, then that property is unlikely to be adversely affected by the proposed development and need not be tested.

- 10.109 The report indicates transgressions for the Willow Children's Centre, 18-24 McCall House, 41-60 Moriarty Close, and Holbrooke Court. These are assessed below.

Willow Children's Centre

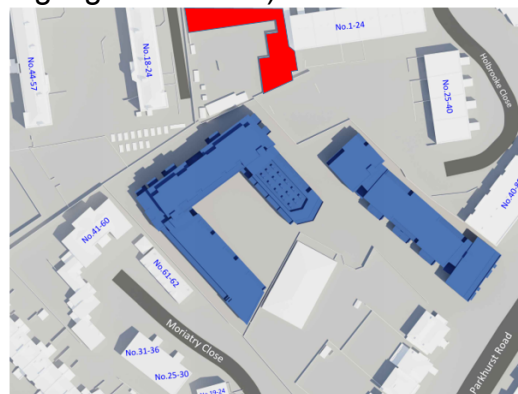
- 10.110 Willow Children's Centre lies to the north of the site between 18-24 McCall House and 1-24 Holbrooke Court. The centre is an L-shaped single storey building with a playground abutting the site. Canopies have been erected above the main windows on each elevation which reduce the amount of light these windows receive, but the rooms also benefit from high level windows above the canopies. 21 windows to 3 rooms were assessed with 8 windows to 2 rooms failing VSC. One room would marginally fail NSL.



Southern Window Map (Affected Windows Highlighted in Red)



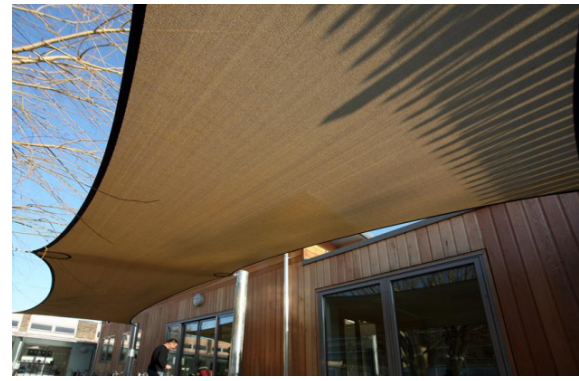
Northern Window Map



Location Highlighted in Red



Interior of Children's Centre (R2)



Canopy Outside (R3)

Willow Children's Centre (canopies in situ)		Vertical Sky Component (VSC)			No Sky Line (Daylight Distribution)			
Window	Room	Existing (%)	Proposed (%)	Reduction (%)	Room Area sqm	Existing sqm	Proposed sqm	Reduction %
W1	R1 Hall	2.6	0.3	86.9	91.6	84.4	64.2	22%
W2		2.8	0.4	87.0				
W3		2.7	0.4	86.7				
W4		2.5	0.3	88.6				
W5		34.9	29.6	15.1				
W14		32.2	32.2	0				
W6	R2 Hall	2.3	0.2	90.0	134.7	134.7	134.7	0%
W7		34.7	29.5	14.9				
W8		1.9	0.1	95.8				
W9		33.7	28.9	14.4				
W10		1.5	0.1	96.7				
W11		31.8	27.6	13.4				
W12		0.4	0.1	86.1				
W13		27.5	25.0	9.1				
W15		33.5	33.5	0				
W16		33.4	33.4	0				
W17		20.1	20.1	0				
W18		33.4	33.4	0				
W19		34.1	34.1	0				
W20	R3	30.4	28.4	6.5	91.3	69.9	69.9	0
W21		29.6	28.4	4.1				
W22		1.9	1.6	15.4				

- 10.111 The results show that the larger windows under canopies would be affected in terms of VSC, but all rooms would continue to benefit from good daylight distribution. It should be noted that the affected windows start with exceptionally low levels of VSC (between 0.4% and 2.8%) which indicates that the canopies are performing well in blocking out light, but makes the relatively small absolute reductions in VSC (an average of 1.85%) appear disproportionately excessive (an average of 89.7%). Rooms 1 and 2 have multiple windows and would continue to receive good daylight

from high level windows to the north and south elevations above the canopies. Room 1 would see a reduction of daylight distribution of 22% which is only slightly above the recommended 20%. Room 2 continue to receive good daylight distribution, and Room 3 would continue to receive good daylight with two windows remaining above 27% VSC, and be unaffected for daylight distribution.

- 10.112 The impact of development on the children's centre was considered in the two previous applications. For the 2013 proposal existing VSC levels were higher and despite the proposal being taller, impacts were limited with losses of VSC ranging from 17 to 22%. In the appeal decision the Inspector stated "*Daylight and sunlight to the interior of the Willow Children's Centre to the north of the site would be only marginally affected. There would be a small loss of sunlight to its outdoor playspace, but this would continue to comply with the target.*" (para 30).
- 10.113 The daylight sunlight report for the second scheme in 2016, which is similar in terms of height and massing to the current proposal, recorded much lower existing VSC levels and greater reductions, similar to the current proposal. The report noted that the main windows were now overhung by translucent awnings. The 2016 scheme was not refused on amenity grounds, and the Inspector did not consider the amenity impacts of the proposal as being a matter of contention in his decision.
- 10.114 The BRE guidelines note that windows with an obstruction above them typically receive less daylight as the obstruction cuts out light from the top part of the sky and even a modest obstruction may result in a large relative impact on VSC. The guidance advises that one way to demonstrate this would be to carry out an additional calculation of the VSC without the obstruction in place. If the proposed loss of VSC is much greater than 20%, and the proposed loss without the obstruction was much less than 20% it would show that the presence of the obstruction, rather than the massing of the proposed development was the main factor in the relative loss of light. The daylight sunlight report shows that without the obstructions, VSC levels for the worst affected windows would be broadly compliant.

Willow Children's Centre (without canopies)		Vertical Sky Component (VSC)			No Sky Line (Daylight Distribution)			
Window	Room	Existing (%)	Proposed (%)	Reduction (%)	Room Area sqm	Existing sqm	Proposed sqm	Reduction %
W1	R1 Hall	31.9	26.0	18.5	91.6	89.3	86.4	5.7%
W2		33.0	27.0	18.1				
W3		33.6	27.7	17.4				
W4		33.5	27.9	16.6				

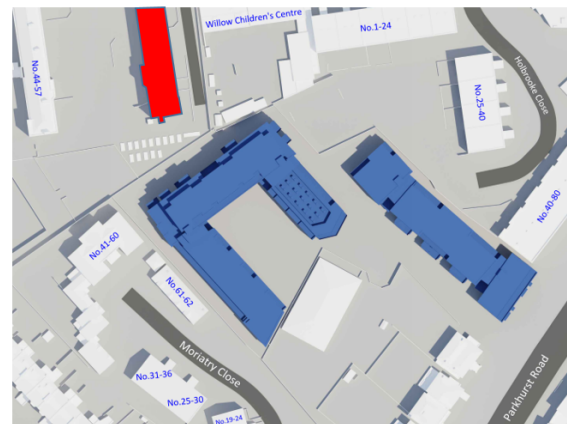
W5	R2 Hall	34.9	29.6	15.1	134.7	134.7	134.7	0%
W14		33.2	33.2	0				
W6		32.9	27.6	16.1				
W7		34.7	29.5	14.9				
W8		30.8	25.9	15.7				
W9		33.7	28.9	14.4				
W10		27.5	23.2	15.4				
W11		31.8	27.6	13.4				
W12		20.3	19.4	4.4				
W13		27.5	25.0	9.1				
W15		33.5	33.5	0				
W16		33.4	33.4	0				
W17		20.1	20.1	0				
W18		33.4	33.4	0				
W19		34.1	34.1	0				
W20	R3	30.4	28.4	6.5	91.3	91.3	91.3	0
W21		29.6	28.4	4.1				
W22		1.9	1.6	15.4				

18-24 McCall House, Tufnell Park Road

- 10.115 18-24 McCall House is located to the north west of the site. A total of 34 windows to 14 rooms were assessed. Out of these 2 windows to 2 rooms fail VSC. No rooms would fail the No Skyline test.



Window Map



Location Highlighted in Red

18-24 McCall House (only failure to meet targets included in table)		Vertical Sky Component (VSC)			No Sky Line (Daylight Distribution)			
Window	Room use	Existing (%)	Proposed (%)	Reduction (%)	Room Area sqm	Existing sqm	Proposed sqm	Reduction %
W1/R1 (G)	Living room (assumed)	36.0	21.7	39.8	7.3	7.2	7.2	0%
W1/R1 (1 st)	Living room	37.0	24.2	34.5	10.7	10.7	10.7	0%

	(assumed)							
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- 10.116 Whilst the losses are in the 30-40% percent range, the affected windows are to dual-aspect corner rooms which also have windows on the east elevation, and would therefore continue to benefit from good daylight. Neither room would fail NSL. This has not been raised as a concern in previous appeals.

41-60 Moriarty Close

- 10.117 Moriarty Close is a group of 2-4 storey blocks and terraces to the west of the site. Two of the blocks have been built quite close to the application site with nos. 41-60 and 61-62 being less than 3m away from the boundary. The BRE guidelines advise that whether a building is a good neighbour, i.e. stands a reasonable distance from a boundary and taking no more than its fair share of light, is an important issue (2.2.3). Only nos. 41-60, the block at the north of the close, would be affected. 16 windows to 12 rooms were assessed, 4 windows to 4 rooms would fail VSC and 2 rooms would fail NSL.



Window Map



of 27%. The other two windows (R1) would see a reduction in VSC of more than 20%, but the resultant levels are 21.1% and 24.2% which is reasonable for windows close to a boundary in an urban location, and all rooms would comply for NSL. Impacts are similar to the previous schemes.

Holbrooke Court

- 10.119 Holbrooke Court is a small estate to the east of the site comprising 3x four storey blocks. At 1-24 Holbrooke Court 48 windows to 48 rooms were tested with 11 windows failing VSC. No rooms would fail NSL.

1-24 Holbrooke Court



Window Map



Location Highlighted in Red

1-24 Holbrooke Court (only failure to meet Targets included in table)		Vertical Sky Component (VSC)			No Sky Line (Daylight Distribution)			
Window	Room use	Existing (%)	Proposed (%)	Reduction (%)	Room Area sqm	Existing sqm	Proposed sqm	Reduction %
W1/R1	Living Room	17.4	12.2	30.0	18.7	18.3	7%	2%
W5/R5	Living Room	17.5	12.7	27.2	18.7	18.7	16.6	11%
W7/R7	Living Room	16.7	12.9	23.1	18.7	18.7	17.9	4%
W9/R9	Living Room	14.9	11.8	20.4	18.7	18.7	18.7	0%
W11/R11	Living Room	11.4	9.1	20.2	18.7	18.7	18.7	0%
W1/R1	Living Room	18.7	13.1	30.2	18.7	18.7	18.7	0%
W3/R3	Living Room	18.8	13.8	26.5	18.7	18.7	18.7	0%
W5/R5	Living Room	18.5	14.4	22.2	18.7	18.7	18.5	1%
W1/R1	Living Room	19.5	14.7	25.0	18.7	18.7	18.7	0%
W2/R2	Living Room	19.5	15.0	22.9	18.7	18.7	18.7	0%
W3/R3	Living Room	19.5	15.4	21.0	18.7	18.7	18.7	0%

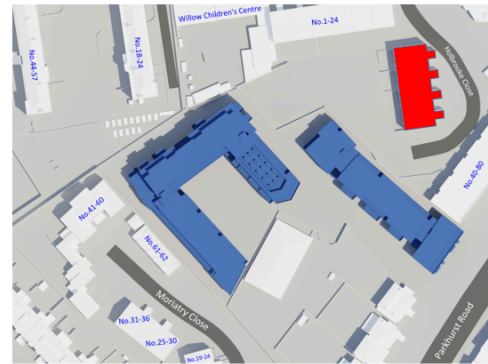
- 10.120 All the windows that fail VSC are on the 2nd floor access deck or to recessed balconies. As mentioned, windows that are self-obstructed may see greater proportional reductions in VSC. Nevertheless, the losses in VSC are not excessive, ranging from 20.2 to 30.2%, and daylight distribution would be relatively unaffected. The Inspector noted this in the 2013 appeal decision and considered the daylight impact on blocks 1-24 and 25- 40 to be acceptable (Para 24).

25-40 Holbrooke Court

- 10.121 For this block 32 windows to 32 rooms were tested with 11 rooms failing VSC and none failing NSL. The situation is similar to block 1-24 in that the affected windows are either to the access deck or inset balconies, the losses of VSC range from 21.2 to 34.9%, and daylight distribution would remain good.



Window Map
Red



Location Highlighted in

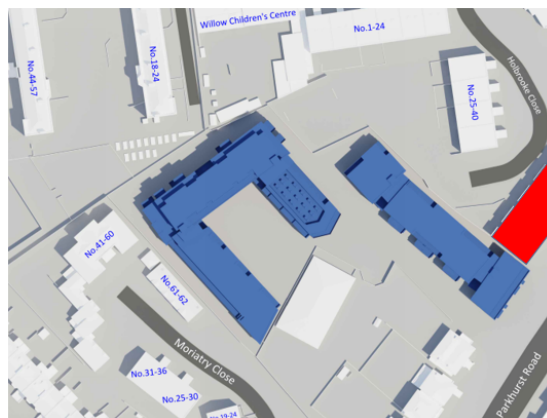
25-40 Holbrooke Court (only failure to meet Targets included in table)		Vertical Sky Component (VSC)			No Sky Line (Daylight Distribution)			
Window	Room use	Existing (%)	Proposed (%)	Reduction (%)	Room Area sqm	Existing sqm	Proposed sqm	Reduction %
W3/R3	Living room	14.3	10.9	23.6	18.7	18.7	18.7	0%
W5/R5	Living room	15.4	10.9	29.0	18.7	18.7	17.8	5%
W7/R7	Living room	16.2	10.5	34.9	18.7	18.7	16.1	14%
W5/R5	Living room	17.6	13.8	21.9	18.7	18.7	18.2	3%
W7/R7	Living room	17.6	12.6	28.5	18.7	18.7	16.9	10%
W7/R7	Living room	18.7	14.8	21.2	18.7	18.7	18.3	2%
W8/R8	Living room	18.7	14.1	24.5	18.7	18.7	17.2	7%

41-80 Holbrooke Court

- 10.122 Block 41-80 fronts Parkhurst Road. It is larger than the other two and would be perpendicular to one of the proposed blocks. A total of 40 windows to 40 rooms were tested. Only one room would see a loss of VSC of more than 20%, however the loss would be only marginally greater than 20% (22%) and the resultant VSC would be relatively close to 27% (24.8%). As NSL would remain compliant, the impact is not considered to be significant.



Window Map



Location Highlighted in Red

41-80 Holbrooke Court (only failure to meet Targets included in table)		Vertical Sky Component (VSC)			No Sky Line (Daylight Distribution)			
Window	Room use	Existing (%)	Proposed (%)	Reduction (%)	Room Area sqm	Existing sqm	Proposed sqm	Reduction %
W10/R10	Bedroom (assumed)	31.8	24.8	22.0	12.2	12.1	12.1	0.1%.

10.123 In conclusion, it is not considered that surrounding properties would be adversely affected by the proposal in terms of daylight. The Inspector in the 2013 appeal considered the impact on daylight to be acceptable, and as the buildings were taller the impact would have been marginally greater than the scheme currently proposed. For the 2016 application, neither the Council nor the Inspector considered the impact on daylight to be unacceptable. The daylight impact is not excessive for any neighbouring residential properties. The impact on certain windows to the Children's Centre may appear excessive, but only where these windows are self-obstructed and start from exceptionally low levels of VSC. When considering the halls within the Children's Centre themselves, rather than individual windows, it is considered that the impact will not be significant. It must be noted that the sunshade at the nursery is intended to block sunlight.

Sunlight

- 10.124 The BRE guidance advise that a room may be adversely affected if the centre of a main window fails a three part test:
- Receives less than 25% of annual probable sunlight hours (APSH), or less than 5% of APSH during the winter and
 - Receives less than 0.8 times its former sunlight hours during either period and
 - Has a reduction in sunlight received over the whole year greater than 4% of APSH
- 10.125 Only windows to habitable rooms that face within 90° of due south are required to be tested, and whilst non-residential properties do not need to be automatically

tested, uses with a reasonable requirement for sunlight such as nurseries should be tested. A total of 99 windows to the following properties were assessed:

- 18-24 McCall House, Tufnell Park Road
- Willows Children Centre
- 25-30 Moriarty Close
- 61-62 Moriarty Close
- 1-24 Holbrooke Court
- 25-40 Holbrooke Court

10.126 The following properties all complied with the BRE guidelines for sunlight: 18-25 McCall House - 4 windows tested; 25-30 Moriarty Close - 3 windows tested; 61-62 Moriarty Close - 2 windows tested.

10.127 The following properties recorded transgressions:

- Willows Children Centre
- 1-24 Holbrooke Court
- 25-40 Holbrooke Court

Willow Children's Centre

10.128 No windows to the Children's Centre would fail the BRE test for sunlight. Annual sunlight to the three rooms would remain relatively unchanged, however two windows (W1/R1 and W22/R3) would see a reduction of winter sunlight from 1% to 0%. As these windows start from a minimal 1% APSH they would not fail the third part of the sunlight test as the APSH loss would be less than 4% over the whole year. Importantly, these windows are not the only windows to the rooms, and the other windows which receive good levels of sunlight would continue to do so and receive levels of sunlight in excess of the minimum APSH. Whilst 9 windows would see losses of winter sun in excess of 20%, they would not fail the BRE test overall and for 7 of the 9 windows the resultant annual sunlight and winter sunlight would exceed the BRE minimums.

With obstruction		Annual APSH (%)			Winter APSH (%)		
Window	Room	Existin	Propose	Reductio	Existin	Propose	Reductio
				n			n
W1	R1	1	0	100	1	0	100
W2		0	0	0	0	0	0
W3		0	0	0	0	0	0
W4		0	0	0	0	0	0
W5		77	72	6.5	23	18	21.7
W6	R2	0	0	0	0	0	0
W7		77	72	6.5	24	19	20.8
W8		0	0	0	0	0	0
W9		74	69	6.8	24	19	20.8
W10		0	0	0	0	0	0
W11		68	61	10.3	23	16	30.4
W12		0	0	0	0	0	0
W13		62	56	9.7	21	15	28.
W20	R3	45	38	15.6	15	8	46.7
W21		40	37	7.5	10	7	30

W22		1	0	100	1	0	100
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1-24 Holbrooke Close

		Annual APSH (%)			Winter APSH (%)		
Room	Floor	Existing	Proposed	Reduction	Existing	Proposed	Reduction
Living	Gnd	27	20	25.9	22	15	31.8
Living		28	22	21.4	23	17	26.1
Living		28	22	21.4	23	17	26.1
Living	1 st	28	22	21.4	23	17	26.1
Living		28	20	34.8	23	15	28.6

- 10.129 Out of 48 windows tested, 6 windows to two rooms would fail the BRE guidelines. Although annual sunlight would be less than the minimum 25%, it would range from 20-22% which is considered acceptable. The results also indicate that the affected rooms would receive winter sun well above the 5% minimum. As with the daylight results, the affected windows are either on the deck access or to inset balconies and as such are self-obstructed.

25-40 Holbrooke Close

		Annual APSH (%)			Winter APSH (%)		
Room	Floor	Existing	Proposed	Reduction	Existing	Proposed	Reduction
Living	Gnd	21	15	28.6	4	0	100
R8		45	34	24.4	9	4	55.6
Living	1 st	24	19	20.9	7	2	71.4
Living		24	18	25.0	7	1	85.7
Living		23	17	26.1	6	1	83.3
Living	2 nd	25	19	24.0	7	2	71.4
R8		25	18	28.0	7	2	71.4

- 10.130 Out of 32 windows, 7 would fail the sunlight test. As with the daylight results, the affected windows are either on the deck access or to inset balconies and as such are self-obstructed which has an effects on the results. Annual losses range from 20.9% to 28.6% which is considered acceptable given the urban location.
- 10.131 In summary, sunlight to the Children's Centre would comply with the BRE guidelines. Out of all the rooms tested, relatively few would suffer adverse impact and the overall annual sunlight would not fall far below the recommended 25%.

Overshadowing

- 10.132 The BRE guidelines advise that at least half of outdoor amenity space should receive at least two hours of sunlight on 21st March. The daylight/sunlight report assesses space that would be affected by the proposal.

- 10.133 In terms of sunlight the scheme is compliant, it is not considered that there would be an adverse impact on surrounding properties. Outdoor areas would not be overshadowed and would continue to enjoy good access sunlight.
- 10.134 Similarly, it is not considered that the scheme would have an impact on outlook form neighbouring properties. The scheme has reduced in height compared to the original 2013 proposal and there was no objection from either the Council, or the Inspector, in terms of outlook or sense of enclosure,

Overlooking

- 10.135 Policy 7.6 (Architecture) of the London Plan seeks to protect privacy. Part D states that development should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate.
- 10.136 Islington's Development Management Policy 2.1 advises 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. In the application of this policy, consideration has to be given also to the nature of views between habitable rooms. For instance, where the views between habitable rooms are oblique as a result of angles or height difference between windows, there may be no harm.
- 10.137 Both policies align with the Human Rights Act in which Article 8 seeks to protect the right to respect for private life, family life, and your home.



Overlooking Map

- 10.138 The properties likely to be affected by overlooking are:
- Willow Children's Centre
 - 41-60 Moriarty Close
 - 61-62 Moriarty Close
 - 41-80 Holbrooke Close

- 63 Parkhurst Road

Willow Children's Centre



Proposed Screening

- 10.139 The south facing windows of the nursery are more than 18 away from the closest windows of the new development. The closest windows on the west facing elevation are less than that at 13m away, but would not face the development directly. Furthermore, the combination of the canopies and the increasing height of the proposed development mean there would not be any direct overlooking to the children's centre's rooms.
- 10.140 The applicant convened a public meeting where the privacy of the nursery was raised and the submitted application included screening to balconies at 1st – 4th floor levels on the north west elevation to prevent overlooking of the outdoor space of the nursery. Following representation from users of the nursery the applicant has included screening to the balconies on the north east corner as well.
- 10.141 It is not considered that the windows to the north west elevation would overlook the amenity space. The majority of windows are to bedrooms and located in the corners of the rooms, and the elevation is angled away from the children's centre so there would be no view of the outdoor space from the centre of the rooms and views from the windows would look across the south west corner of the play space.
- 10.142 A condition to require details of privacy measures to be installed on the new building to prevent undue overlooking is recommended.

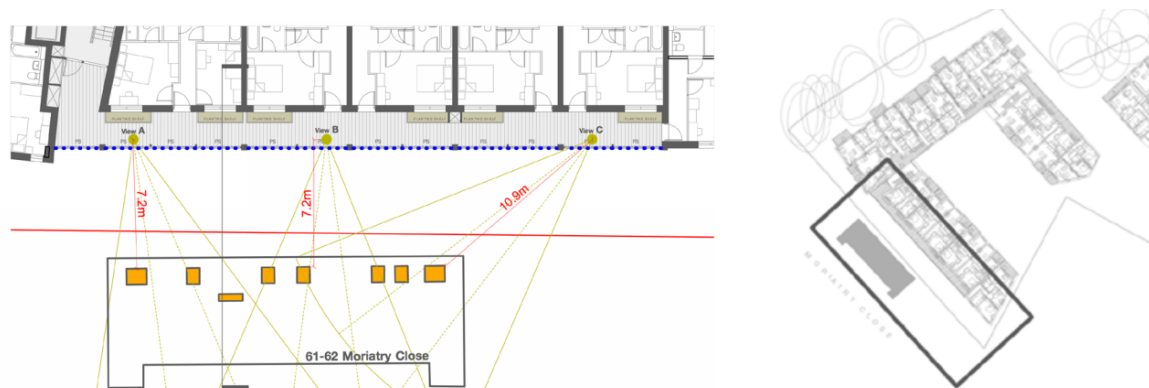
41-60 Moriarty Close

- 10.143 41-60 Moriarty Close is a four storey block to the east of the site. There are a pair of windows on each floor which would be 9-10m away from balconies in the proposed development. To prevent overlooking the balconies would utilise vertical louvres.

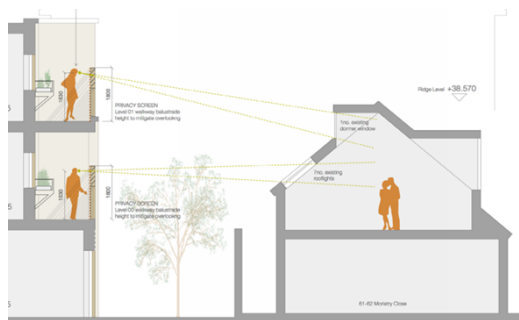
61-62 Moriarty Close

- 10.144 61-62 Moriarty Close is a two storey block approximately 2m from the boundary of the site. There is a row of 7x rooflights and a small dormer facing the site which would be approximately 7m away from the 1st floor deck of the proposed 3 storey

western block. The 2013 scheme was considered to have a harmful impact on privacy and this was upheld by the Inspector. To prevent overlooking from the 1st and 2nd floor access decks it is proposed to attach louvres on top of the balustrading up to a height of 1.8m. The louvres would be upward sloping which would prevent horizontal and downward views whilst still allowing light to the decks and flats. Officers consider that such an intervention would protect the privacy of nos. 61-62.



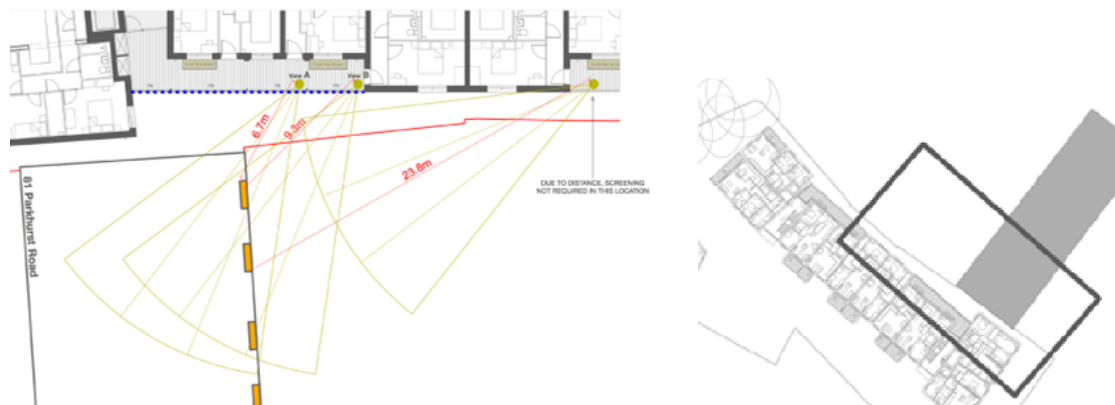
Potential Overlooking and Location



Section and Proposed Louvres

41-80 Holbrooke Close

- 10.145 Holbrooke Close is perpendicular to the proposed southern block, so there would be no direct overlooking, but due to the proximity of some windows, actions are required to protect privacy. The access decks would be less than 6m away from the closest windows in Holbrooke Close and to prevent overlooking from the decks louvres are proposed which would be angled away from the block.

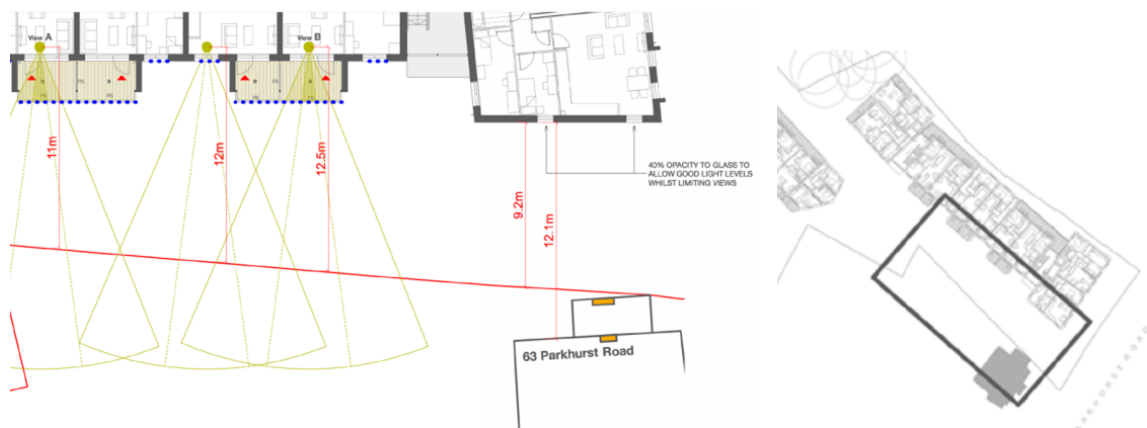


Potential Overlooking and Location

- 10.146 The 2013 scheme was considered to have an adverse impact on outlook from these flats, and this formed part of one of the reasons for refusal and was upheld in the appeal. The main reason for the loss of outlook was that the proposed blocks would rise from four to six storeys. In the current proposal (and the 2016 scheme), the linear block is reduced to four storeys which has a much lesser impact, and this was considered to have addressed the Inspector's concerns and did not feature as a reason for refusal in the 2016 scheme.

63 Parkhurst Road

- 10.147 63 Parkhurst Road lies to the immediate south of the site. The north east flank of no. 63 contains two windows and would be approximately 12m away from the proposed block which has also has a pair of windows per floor at 1st and 2nd floor levels, and windows and balconies facing the rear garden of no. 63. It is proposed to utilise obscure glazing to the windows facing the windows of no. 63 and louvres to the balconies and windows to prevent overlooking of the garden.
- 10.148 It should be noted that the existing TA building has 3 windows at 1st and 2nd floor level in line with no. 63. The Inspector for the 2013 appeal recognised this but still considered overlooking to be an issue. This stemmed from a six storey building with no screening, and it is considered that the fewer windows facing the site and the screening to windows and balconies would protect the privacy of no. 63.



Potential Overlooking and Location

- 10.149 25-40 Holbrooke Close, McCall House 19-24, 25-30 and 31-36 Moriarty Close are more than 18m away from the closest block so it is not considered that its residents would suffer a loss of privacy from the proposal.

Light pollution

- 10.150 There is no sports pitch or potential high impact lighting proposed for the development but the lighting impacts will still need to be considered and minimised for the likely residents and residents in Moriarty Close and nearby. As such, a lighting condition will be required to detail the lighting strategy and demonstrate that light impacts will be acceptable.

Noise

- 10.151 Noise from the use of the site is not considered to be a problem and the site is allocated for residential use, and the number of units complies with the London Plan's density matrix.

Amenity Summary

- 10.152 Overall, the sunlight/daylight results are largely compliant with the BRE guidelines and very few windows would be affected. In the 2013 scheme, in which four of the blocks were one or two storeys taller, there was no objection from the Inspector who considered the amenity impacts to be limited (para. 47). He did consider the 2013 proposal to be harmful in terms of loss of privacy for nos. 61-62 Moriatry Close and 63 Parkhurst Road, and the effect on the outlook of flats in 41-80 Holbrooke Court, but these were addressed in the 2016 application. In the latter scheme there was no objection from the Council, or the Inspector, on amenity grounds, and the current proposal, with the additional screening proposed, is considered to afford neighbouring properties greater protection.

Accessibility

- 10.153 In October 2015, the Deregulation Bill (March 2015) was implemented. It introduced a new National Standard for Housing Design as an enhancement of Part M of the Building Regulations: Category 1 (Visitable Dwellings), Category 2 (Accessible and Adaptable Dwellings, similar to Lifetime Homes) and Category 3 (Wheelchair Accessible dwellings, similar to Islington wheelchair accessible housing standard).
- 10.154 Following this, London Plan Policy 3.8 has been altered to require that 90% of new housing is built to Category 2, and 10% to Category 3.
- 10.155 Policy CS12 (H) of the Core Strategy requires all new housing to comply with "flexible homes" standards, with at least 10% wheelchair housing (calculated against total habitable rooms) provided as part of all new developments. This requirement is reflected in Development Management Policy DM3.4 Part (A) (v). These policies pre-date the Deregulation Bill, although it is considered that wheelchair accessible equates to Category 3 housing. Policy DM2.2 (Inclusive Design) requires all new developments to demonstrate inclusive design.
- 10.156 In line with Development Management policy DM3.4 (Housing standards) the proposal would provide a total of 12x (10%) fully wheelchair accessible (Category M4(3)) located at ground floor level. Following comments from the Accessibility Officer, the layout has been revised so that living room doors open inwards to make the lobbies accessible, potential for extended kitchen worktops has been included, as well as storage space for electric wheelchairs. The remainder of the flats would be adaptable (Category M4(2)).
- 10.157 The Council's inclusive design SPG seeks one accessible bay per accessible unit, or a financial contribution towards accessible transport. There is only space for two accessible parking bays on site, which are indicated on the plans and will be secured by condition. It's not feasible to locate another 8 bays on Parkhurst Road as it's a bus lane and red route, so a financial contribution will be secured as part of the section 106 agreement. The development will also include accessible cycle parking and space for mobility scooters within Core A.

- 10.158 There would be a singular vehicular access into the site. The pavement along Parkhurst Road will be designed appropriately with dropped kerbs and tactile paving for legibility and safety, which will be secured by Condition. The shared surfaces within the site have been amended to include a small kerb to protect pedestrians from vehicles turning within the site.
- 10.159 It is not considered that the single access will create any road safety issues. The existing site is single access, and the development will be car-free (apart from the two disabled bays), and it is not anticipated that there will be a high number of vehicle movements as these would be restricted to weekly bin collections, access to the new cadet centre, and deliveries.
- 10.160 Play space within the development will be fully accessible, and all external areas will comply with Building Regulations in terms of accessibility. A condition will ensure that landscaping will be full accessible in line with the Streetbook and Inclusive Landscape Design SPDs.

Energy and Sustainability

- 10.161 The proposed development incorporates a number of initiatives to maximise the sustainability credentials of the scheme. The proposed energy strategy will reduce CO2 emissions by 39% against Building Regulations 2013 Part L, green roofs and sustainable urban drainage measures are proposed. Furthermore, cycle parking is proposed in excess of the local planning policy requirements; the accompanying Transport Assessment identifies that 196 spaces are required by local planning policy and the development proposes 203 spaces.
- 10.162 The orientation of the development will maximise the south facing aspect of the site, and a comprehensive landscaping scheme will provide for tree planting and biodiversity green roofs. The new development will also incorporate other sustainability measures such as green roofs, water efficiency and sustainable urban drainage systems.
- 10.163 The London Plan (2016) Policy 5.1 stipulates a London-wide reduction of carbon emissions of 60 per cent by 2025. Policy 5.2 of the plan requires all development proposals to contribute towards climate change mitigation by minimising carbon dioxide emissions through energy efficient design, the use of less energy and the incorporation of renewable energy. London Plan Policy 5.5 sets strategic targets for new developments to connect to localised and decentralised energy systems while Policy 5.6 requires developments to evaluate the feasibility of Combined Heat and Power (CHP) systems.
- 10.164 All development is required to demonstrate that it has minimised onsite carbon dioxide emissions by maximising energy efficiency, supplying energy efficiently and using onsite renewable energy generation (CS10). The London Plan sets out a CO2 reduction target, for regulated emissions only, of 35% against Building Regulations 2013. In accordance with Islington Planning Policy, developments should achieve a total (regulated and unregulated) CO2 emissions reduction of at least 27% relative to total emissions from a building which complies with Building Regulations 2013 (39% where connection to a Decentralised Heating Network is possible). Typically, all remaining CO2 emissions should be offset through a financial contribution

towards measures which reduce CO2 emissions from the existing building stock (CS10).

- 10.165 The Core Strategy also requires developments to address a number of other sustainability criteria such as climate change adaptation, SUDS, sustainable transport, sustainable construction and the enhancement of biodiversity. Development Management Policy DM7.1 requires for 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 and specifics are provided within Islington's Environmental Design SPD, which is underpinned by the Mayor's Sustainable Design and Construction Statement SPG. Major developments are also required to comply with Islington's Code of Practice for Construction Sites and to achieve relevant water efficiency targets as set out in the BREEAM standards.

Carbon Emissions

- 10.166 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. the Sustainable Construction and Design Statement (SCDS) shows a reduction of total emissions of 35.3% regulated and unregulated against the Building Regulations 2013 as required by policy CS10, exceeding local targets.
- 10.167 After minimising CO2 emissions onsite, developments are required to offset all remaining CO2 emissions in line with Policy CS10 through a financial contribution. The Energy Strategy quotes a carbon offset payment of £105,000, based on emissions of 114 tonnes of outstanding CO2 emissions. This calculated correctly according to Islington Policy.

Sustainable design

- 10.168 The development is entirely residential and as such BREEAM does not apply. The Code for Sustainable Homes no longer exists as a standard but the energy/carbon targets within it will be met with the level of Carbon Reduction achieved by this application.

Energy Demand Reduction (Be Lean)

- 10.169 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." And that "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".
- 10.170 The applicant's energy statement indicates that building fabric u values meet the recommendations of the Environmental Design SPD. 10-0% LED lighting is specified throughout the development with sensors in communal areas.

Low carbon Energy Supply (Be Clean)

- 10.171 London Plan Policy 5.6B states: B Major development proposals should select energy systems in accordance with the following hierarchy: Connection to existing

heating or cooling networks; Site wide CHP network; Communal heating and cooling.

- 10.172 A communal Air Source Heat Pump has been specified for heating and hot water with HIUs in individual properties. The proposed development is not within 500m of an existing or planned DEN and as such the developer is not required to submit a feasibility assessment of connection.
- 10.173 The applicant is committed to providing a connection point for a possible future connection to a District Energy Network in compliance with the requirements set out in Appendix 1 LB Islington Environmental Design Planning Guidance (October 2012). Details of the requirements will be developed during detailed design development, including drawings, schematics and specifications. This requirement is conditioned in the S106.

Renewable Energy

- 10.174 Renewable Technologies such as solar thermal, biomass, wind turbines, ground source pumps have been ruled out for valid reasons. Solar PV has been assessed and would be feasible but has been ruled out as the proposed development is overachieving against CO₂ reduction targets using only the communal ASHP proposed.

Draft Green Performance Plan

- 10.175 A Draft Green Performance Plan has been included which includes details of how performance will be measured for energy use, CO₂ emissions and water use. The GPP Coordinator will be appointed by Islington Council. Islington Council will also be responsible for recommendations for improvement.

Conclusion – Energy

- 10.176 In summary, the energy and sustainability measures proposed are in accordance with policy and would ensure a sustainable and green development that would minimise carbon emissions in the future.

Highways and Transportation

- 10.177 Development Management Policy DM8.2 requires that proposals meet the transport needs of the development and address its transport impacts in a sustainable manner and in accordance with best practice.
- 10.178 The application site has a very good level of public transport accessibility (PTAL 5) and is well served by numerous bus routes on Parkhurst Road and Holloway Road. Holloway Road Underground Station is 725m from the site, Upper Holloway Overground Station is 930m away and Drayton Park (Great Northern Line) is 1.2km away. The site is within the St George's Controlled Parking Zone with parking restrictions between 8.30am-6.30pm Mon-Friday.

Pedestrian and cycle improvements

- 10.179 Islington Core Strategy Policy CS10 (Sustainable design), Part H seeks to maximise opportunities for walking, cycling and public transport use.
- 10.180 The Council's Planning Obligations SPD advises that in addition to planning obligations and CIL contributions, Transport for London may require contributions towards mitigating the transport impacts of a development. These could relate to transport infrastructure and/or services such as site specific transport improvements to walking or cycling infrastructure generally, including new routes and facilities, cycle parking, and way finding (such as Legible London signage). TfL have suggested two options for cycle improvements which could be secured as part of a Section 106 contribution for local walking and/or cycling improvements.
- 10.181 TfL would support potential improvements to the A503 (Parkhurst Road) such as prioritising cyclists at intersections with signal-controlled junctions by inclusion of Advanced Stop Lines (ASLs) on all arms; provision of a cycle early release signal; and pedestrian improvements such as widening of crossing points; installation of side road entry treatments and a coloured surface treatment across pedestrian crossings to highlight the facility to other road users; removal of guard railing or barriers that prevent ease of movement for pedestrians crossing; and optimisation of signal timings to give pedestrians more green time/reduce wait times."
- 10.182 The preferred option is for the proposed development to contribute to a Safer Junction at the junction of Holloway Road and Parkhurst Road which would make the junction safer for cyclists. Officers have negotiated a £65,000 contribution to the junction improvement, which will be secured via the Section 106 agreement.

Cycle parking

- 10.183 Appendix 6 of the Development Management Policies document sets out minimum cycle parking requirements for both residential and non-residential uses. The development will provide a total of 216 long stay and 3 short stay spaces in the form of fobbed enclosed cycles within the building cores, secured lockable external cycle enclosures and Sheffield stands.

Servicing deliveries and refuse collection

- 10.184 The applicant's Transport Assessment estimates no more than 30 two way servicing/delivery movements a day, which is not significant and not considered to have an impact on the local transport network. The development will use the existing site entrance off Parkhurst Road. Vehicles can enter the site to access the central servicing area and perform a three point turn to ensure that they can enter and exit the site in forward gear in line with policy DM8.6 (Delivery and servicing for new developments).

- 10.185 Access for refuse vehicles is restricted to a central refuse holding store where bins will be taken on collection days. Fire vehicles can be driven sufficiently close to stair cores to allow hoses to be connected to dry risers within each core.
- 10.186 Future households would be responsible for the removal of waste to the storage areas which have been located to comply with the Department for Transport's Manual for Streets publication that states a maximum carry distance of 30m for residents. The type and location of the refuse storage areas accord with the policy standards set out within the development plan. It is not anticipated that a large number of vehicles would need to visit the site.
- 10.187 In line with the Healthy Streets Transport Assessment guidance, a Stage 1 Road Safety Audit (RSA) has been undertaken in relation to the refurbished cross-over at the site access, and re-paved footway along the site frontage. The RSA indicated no safety issues in relation to the proposed design.



Vehicle Parking

- 10.188 Core Strategy Policy CS10 (Sustainable development), Part H, requires car free development. Development Management Policy DM8.5 (Vehicle parking), Part A (Residential parking) requires new homes to be car free, including the removal of rights for residents to apply for on-street car parking permits. Wheelchair accessible parking should be provided in line with Development Management Policy DM8.5 (Vehicle parking), Part C (Wheelchair accessible parking).
- 10.189 No car parking is proposed and the new residential units will be car free in line with policy DM8.5. In line with policy 2x accessible parking bays for the wheelchair units are required. As there is no parking proposed on site, this will be provided along Hornsey Road, with the application required to pay a contribution for the creation of four bays as part of a section 106 agreement. Mobility scooters and charging points are indicated in appropriate locations within the Cores in line with DM8.5.

Construction Traffic

- 10.190 In the event that planning permission is granted, permission would be subject to a condition requiring a Construction and Environmental Management Plan to be submitted and approved in writing to the local planning authority in the interests of residential amenity, highway safety and the free flow of traffic on streets, and to mitigate the impacts of the development. A financial contribution will be required to repair any damage to the highway as a result of construction, this will be secured as part of a Section 106 agreement.
- 10.191 TfL is the highway authority for Parkhurst Road. The applicant will need to enter into a Section 278 agreement with TfL for any works to the footway or highway on Parkhurst Road.
- 10.192 The applicants have submitted a draft Construction Logistics Plan (CLP) which has been compiled in line with the Mayor's Transport Strategy 2018 and indicates the measures to be taken to reduce the impact of the scheme on the local transport network. This includes signing up to the Freight Operators Recognition Scheme (FORS) is funded and operated by Transport for London to promote the improved operational efficiency and performance of hauliers operating within London, and the Construction Logistics and Community Safety (CLOCS) to ensure that Sub-contractors are (FORS) registered, fully trained and traffic marshals are used to ensure pedestrian and cyclist safety, and that all delivery routes are followed.
- 10.193 The CLP also includes assessment of some of the environmental impacts of development such as air quality and noise and vibration controls. The Council's will be securing a separate Construction and Environmental Management Plan (CEMP) to fully demonstrate that demolition and construction will not harm the amenity of local residents, this will include consideration of asbestos removal, dust control and monitoring, and community liaison.

Landscaping and Trees

- 10.194 Core Strategy Policy CS15 (Open space and green infrastructure) states that the Council will provide inclusive spaces for residents and visitors and create a greener borough by protecting all existing local spaces, including open spaces of heritage value, as well as incidental green space, trees and private gardens. Policy DM6.5 (Landscaping, trees and biodiversity) states that development should protect, contribute to and enhance the landscape, biodiversity and growing conditions of the development site and surrounding areas. Developments are required to maximise provision of soft landscaping, including trees, shrubs and other vegetation. Furthermore, developments are required to minimise any impacts on trees, shrubs and other significant vegetation. At the same time any loss of or damage to trees, or adverse effects on their growing conditions, will only be permitted where there are over-riding planning benefits.
- 10.195 There are eight trees around the edge of the site (7x Category B and 1x Category U) and a small group of trees adjacent to the site within the confines of Holbrooke Court. No trees would be removed to facilitate development, however the Category U tree would be removed for safety reasons.
- 10.196 The applicant has submitted an arboricultural report with associated method statement and tree protection details compiled in accordance with BS5837:2012,

Trees which contains details for protecting retained trees during construction and methods for working within root protection areas whilst minimising damage to tree roots and retaining a suitable rooting environment for retained trees.

- 10.197 There is no significant difference in comparison to the previous proposals (other than the removal of one tree) and the impact on the retained trees would remain the same. The loss of a poor quality tree on a site that is virtually all hard landscaping will be mitigated by the proposed new landscaping and planting scheme
- 10.198 A comprehensive landscaping scheme is proposed including a residents' garden in the middle of the U-shaped block, a biodiversity garden at the end of the linear block and the planting of 3x mature trees and 11x semi-mature trees. The tree officer advises the site can accommodate more trees.
- 10.199 If permission is granted, it is recommended that conditions require tree works to be carried out in line with the submitted method statement and tree protection measures, all works to be subject to appropriate site supervision, and secure comprehensive details of landscaping and planting. The planting should provide more than the 14x trees proposed and the soft landscaping should include a range of species that are known to benefit wildlife, as proposed in the applicant's report.

Planning Obligations, Community Infrastructure Levy and local finance considerations

- 10.200 The Community Infrastructure Levy (CIL) Regulations 2010, part 11 introduced the requirement that planning obligations under section 106 must meet three 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.
- 10.201 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) will be chargeable on this application on grant of planning permission. This will be calculated in accordance with the Mayor's adopted Community Infrastructure Levy Charging Schedule 2012 and the Islington adopted Community Infrastructure Levy Charging Schedule 2014. As the development would be phased and the affordable housing is exempt from CIL payments, the payments would be chargeable on implementation of the private housing.
- 10.202 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) will be chargeable on this application on grant of planning permission. This will be calculated in accordance with the Mayor's adopted Community Infrastructure Levy Charging Schedule 2012 and the Islington adopted Community Infrastructure Levy Charging Schedule 2014. As the development would be phased and the affordable housing is exempt from CIL payments, the payments would be chargeable on implementation of the private housing.
- 10.203 A number of site-specific contributions will be sought, which are not covered by CIL. None of these contributions were included in Islington's proposed CIL during viability

testing, and all of the contributions were considered during public examination on the CIL as separate charges that would be required in cases where relevant impacts would result from proposed developments. The CIL Examiner did not consider that these types of separate charges in addition to Islington's proposed CIL rates would result in unacceptable impacts on development in Islington due to cumulative viability implications or any other issue.

- 10.204 The letter and memorandum of understanding (pursuant to section 106) will include the contributions listed in Appendix 1 of this report.

Mortgagee in Possession Clause

- 10.205 Mortgagee in Possession (MiP) clauses within Section 106 agreements (S106 agreement) enable Registered Providers (RP) to provide for circumstances where a Registered Provider defaults on loan payments or other loan/mortgage terms and a mortgagee (or other relevant funding party) takes control of the RP's interest in affordable housing units as assets against which their loan is secured.
- 10.206 The clauses allow for another RP to purchase the affordable housing units within a specified timeframe known as the 'moratorium period' under a prescribed procedure. This is set out in the S106 agreement and is a contractual arrangement. Where the units are not purchased within this period, they are released from affordable tenure, enabling the mortgagee to dispose of the units in order to regain some or all of the loan that they have provided.
- 10.207 The Council typically requires a moratorium period of 6 months. In this case, the RP is to be Islington and Shoreditch Housing Association (ISHA). This RP (ISHA) only delivers affordable housing (it does not provide private dwellings to offset the cost of affordable housing provision) making it unique and also more difficult for ISHA to secure finance. If the moratorium period is reduced to 3 months finance can be secured, and in this instance, if ISHA are the RP then it is proposed that the S106 agreement would allow a 3 month moratorium period. If a different RP is involved the standard 6-month clause would apply.

National Planning Policy Framework

- 10.208 The scheme is considered to accord with the aims of the NPPF and to promote sustainable growth that balances the priorities of economic, social and environmental growth. The NPPF requires local planning authorities to boost significantly the supply of housing and require good design from new development to achieve good planning.

11. SUMMARY AND CONCLUSION

Summary

- 11.1 The development proposes a mix of high quality residential accommodation, including family-sized homes, by making optimum use of previously developed land in accordance with the site allocation and the broader aims and objectives of the London Plan and Islington Core Strategy Policies.

- 11.2 The application proposes the construction of a total of 118x new dwellings comprising 41x 1-bed, 59x 2-bed, and 18x 3-bed units, provided in six 3 to 6 storey blocks, with associated landscaping and amenity space. A total of 59 units (50%) would be affordable and 59 would be private homes. 41 of the affordable units would be for social rent and 18x for shared ownership. The amount of affordable housing and the tenure split comply with the London Plan and the Council's own housing policies.
- 11.3 There has been a long and varied planning history to this site, including pre-application advice, withdrawn applications, and two refusals of planning permission, which were upheld at appeal. The main obstacle to developing the site has consistently been the failure of various applicants to make a policy compliant affordable housing offer. The Council's contention that the site could provide at least 50% affordable housing across the site was substantiated by the unsuccessful High Court challenge to the last appeal.
- 11.4 The proposal is high quality design which would relate well to the surrounding area and provide quality amenity and open space. The overall height and massing is considered appropriate for the site, given the context of 4 storey and 5 storey housing blocks in the immediate area and was not objected to in the previous planning application nor in the appeal.
- 11.5 The proposal's housing density and dwelling mix is considered acceptable and in line with the London Plan and the Council's own policies. The proposed housing is considered to be of a high quality in terms of unit sizes, amenity space, natural lighting, floor-to-ceiling heights, storage provision and access to refuse, recycling and bicycle storage facilities.
- 11.6 The proposal is not considered to have an unacceptable impact on neighbouring residential amenity, or the amenity and safety of the adjacent Children's Centre, in terms of loss of daylight, sunlight, outlook, privacy, or noise and subject to the appropriate conditions. The application is also considered to be a sustainable form of development in terms of energy efficiency, renewable energy and the provision of sustainable forms of transport.
- 11.7 Thus, the proposal is considered to provide considerable planning benefits, primarily in the provision of a substantial quantum of new housing, half of which would be affordable. Any negative impacts of the scheme, such as minor transgressions in sunlight/daylight to neighbouring properties are not considered to be significant.

Conclusion

- 11.8 It is recommended that planning permission be granted subject to conditions and s106 legal agreement heads of terms for the reasons and details 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.

- Affordable Housing provision on site of at least 59x units, with a minimum of 41x for social rent and the remainder for shared ownership.
- Car Free Housing – All future occupiers of the residential units hereby approved, shall not be eligible to obtain an on street residents' parking permit except: i) In the case of disabled persons; ii) In the case of the resident who is an existing holder of a residents' parking permit issued by the London Borough of Islington and has held the permit for a period of at least one year.
- Applicant to enter into a Section 278 agreement with TfL for repair and re-instatement of the footways and highways adjoining the development, and highways works, and the works to be completed to TfL's satisfaction, prior to occupation. The cost is to be confirmed by TfL (approx. £25-35,000). Conditions surveys may be required.
- Financial contribution to TfL for pedestrian and cycling improvements (£65,000) prior to commencement of works.
- Compliance with the Code of Employment and Training.
- Facilitation, during the construction phase of the development, of 6 work placements: 6 lasting a minimum of 26 weeks or a fee of: £30,000 to be paid to LBI
- Compliance with the Code of Local Procurement.
- Compliance with the Code of Construction Practice, including a monitoring fee of: £11,800 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 10 additional accessible parking bays or a contribution towards bays or other accessible transport initiatives of: £20,000
- Developments providing wheelchair accessible private or shared ownership units will be required to market them as such for a minimum period of 6 months. Developers should include prominent information on the design standards met by all units and the specific qualities and capacity of the wheelchair accessible units in their marketing brochures and show rooms, on their websites and any billboards used to advertise the development.
- 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: £105,000.
- Connection to a local energy network, if technically and economically viable (burden of proof will be with the developer to show inability to connect). In the event that a local energy network is not available or connection to it is not economically viable, the developer should develop an on-site solution and/or connect to a neighbouring site (a Shared Heating Network) and future proof any on-site solution so that in all cases (whether or not an on-site solution has been provided), the development can be connected to a local energy network if a viable opportunity arises in the future.
- Submission of a Green Performance Plan to the Local Planning Authority following an agreed monitoring period.

- Submission of a draft framework Travel Plan with the planning application, 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).
- Compliance with Islington's Preventing Wasted Housing Supply SPD/
- Payment of Council's legal fees in preparing the S106 and officer's fees for the preparation, monitoring and implementation of the S106.

That, should the **Section 106** Deed of Planning Obligation not be completed within 13 weeks from the date when the application was made valid, the Service Director, Planning and Development / Head of Service – Development Management or, in their absence, the Deputy Head of Service may refuse the application on the grounds that the proposed development, in the absence of a Deed of Planning Obligation is not acceptable in planning terms.

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

RECOMMENDATION B

That the grant of planning permission be subject to conditions to secure the following, and that there is delegated to each of the following: the Head of Development Management, the Team Leader Major Applications and the Team Leader Planning Applications to make minor changes (additions removals or amendments) to the conditions:

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 approved shall be carried out in accordance with the following approved drawings and information:</p> <p>1907. 50; 62; 100; 150 Rev 03; 151 Rev 04; 152 Rev 03; 153 Rev 02; 154 Rev 02; 155 Rev 01; 156 Rev 01; 200 Rev 03; 201 Rev 02; 202; 203; 204; 210; 211 Rev 01; 212 Rev 01; 213 Rev 01; 214 Rev 01; 215; 216; 400 Rev 01; 401 Rev 01; 410 Rev 01; 411 Rev 01, 412 Rev 01; 413; 529 Rev 28.04.20; 600 Rev 01; 601; 602; 603; 604; BD 0234 SD 807 R01; BD 0234 SD 104 R02</p> <p>Design and Access Statement by John Pardey Architects dated February 2020 & July 2020 Adendum; Planning Statement by Fairview Estates Ltd dated February 2020; Historic Environment Report by Donald Inall Associated dated January 2020; Daylight Sunlight Report by CHP Surveyors Ltd dated 28 February 2020; Noise Impact</p>

	<p>Assessment by Syntegra Consulting dated February 2020; Air Quality Assessment by Syntegra Consulting dated February 2020; Draft Green Performance Plan by Fairview New Homes dated April 2020; Sustainable Design and Construction Statement by Low Energy Consultancy Ltd dated 28 February 2020; Overheating Analysis by Low Energy Consultancy Ltd dated 31 March 2020; Energy Statement by Low Energy Consultancy Ltd dated 27 February 2020; Bat Survey by Ecology Solutions dated October 2019; Statement of Community Involvement by Concilio dated February 2020; Flood Risk Assessment by Stantec dated January 2020; Draft Construction Logistics Plan Rev 001 by Fairview New Homes dated April 2020; Draft Construction and Environmental Management Plan by Fairview New Homes Rev 001 dated February 2020; Transport Assessment by Vectos dated February 2020; Draft Code of Construction Practice Rev 002 by Fairview New Homes Ltd dated June 2020; Travel Plan by Vectos dated February 2020; Swept Path Analysis 194906/AT/E02 Rev A; Geotechnical Report by CGL dated February 2020; Landscape Report by BD Landscape Architects dated 27 February 2020; Landscape Masterplan; Arboricultural Impact Assessment by D F Clark Bionomique Ltd dated 21 January 2020; Tree Survey Plan; Tree Protection Plan; Verified Views.</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>
3	<p>Materials and samples</p> <p>CONDITION: Details and samples of the following facing materials shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the works commence on site. The details and samples shall include:</p> <ul style="list-style-type: none"> a) all brickwork (including brick panels and mortar courses) b) window treatments (including sections and reveals); c) roofing materials; d) balustrading treatment (including sections); e) doors and gates; f) any other materials to be used. <p>A sample panel of all facing materials should be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approval given. The relevant part of the works shall then be carried in accordance with the approved details.</p> <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 interest of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard.</p>
4	<p>Rooftop structures</p> <p>CONDITION: Details of any roof-top structures/enclosures shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The details shall include the location, height above roof level, specifications and cladding and shall relate to:</p> <ul style="list-style-type: none"> a) roof-top plant; b) ancillary enclosures/structure; and c) lift overrun

	<p>The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: In the interest of good design and also to ensure that the Authority may be satisfied that any roof-top plant, ancillary enclosure/structure and/or the lift overruns do not have a harmful impact on the surrounding streetscene.</p>
5	<p>Green Procurement Plan</p> <p>CONDITION: A Green Procurement Plan for sourcing the materials to be used in the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing. The Green Procurement Plan shall demonstrate how the procurement of materials for the development will promote sustainability, including through the use of low impact, sustainably-sourced, reused and recycled materials and the reuse of demolition waste. The materials shall be procured and the development shall be carried out strictly in accordance with the Green Procurement Plan so approved.</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 and 7.6 of the London Plan 2015, 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>
6	<p>Noise assessment</p> <p>CONDITION: A scheme for sound insulation and noise control measures shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The sound insulation and noise control measures shall achieve the following internal noise targets: Bedrooms (23.00-07.00 hrs) 30 dB LAeq,8 hour and 45 dB Lmax (fast) Living Rooms (07.00-23.00 hrs) 35 dB LAeq, 16 hour Dining rooms (07.00 -23.00 hrs) 40 dB LAeq, 16 hour The sound insulation and noise control measures shall be carried out strictly in accordance with the details so approved, shall be implemented prior to the first occupation of the development hereby approved, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority REASON: To secure an appropriate internal residential environment.</p>
7	<p>Fixed plant</p> <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 facade 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 REASON: To secure an appropriate internal residential environment.</p>
8	<p>Air quality</p> <p>Prior to any superstructure works on the development hereby permitted, a site report detailing steps to minimise the development's future occupiers' exposure to air pollution shall be submitted to and approved by the Local Planning Authority. The approved scheme is to be completed prior to occupation of the development and shall be permanently maintained thereafter." REASON: To secure an appropriate internal residential environment.</p>
9	<p>Contaminated land</p> <p>To mitigate contaminated land impacts the development shall:</p>

	<p>a) be carried out strictly in accordance with the investigation and scheme of remedial works described with the "Geotechnical and Geoenvironmental Interpretative Report and Remediation Strategy - Revision 1" by Card Geo-Technics dated February 2020 and no change therefrom shall take place without the prior written approval of the Local Planning Authority. If, during development, contamination not previously identified is found to be present at the site, the Council is to be informed immediately and no further development (unless otherwise agreed in writing by the Council) shall be carried out until a report indicating the nature of the contamination and how it is to be dealt with is submitted to, and agreed in writing by, the Council. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing</p> <p>b) Following completion of measures identified in the approved remediation scheme a verification report, that demonstrates the effectiveness of the remediation carried out, must be produced which is subject to the approval in writing of the Local Planning Authority in accordance with part a). This report shall include: details of the remediation works carried out; a watching brief report; results of any verification sampling, testing or monitoring including the analysis of any imported soil; all waste management documentation showing the classification of waste, its treatment, movement and disposal; and the validation of gas membrane placement. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.</p> <p>REASON: Given the history of the site the land may be contaminated, investigation and potential remediation is necessary to safeguard the health and safety of future occupants.</p>
10	<p>Lighting and CCTV</p> <p>CONDITION: Details of site-wide general security measures shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development. The details shall relate to:</p> <ul style="list-style-type: none"> a) CCTV; b) general lighting; and/or c) security lighting <p>The details shall include the location and full specification of: all lamps; light levels/spill; cameras (detailing view paths); lamps and support structures.</p> <p>The general security measures shall be carried out strictly in accordance with the details so approved, shall be installed prior to the first occupation of the development hereby approved and shall be maintained as such thereafter. .</p> <p>REASON: To ensure that the any resulting general or security lighting and CCTV cameras are appropriately located, designed do not adversely impact neighbouring residential amenity and are appropriate to the overall design of the building.</p>
11	<p>Construction and Environmental management Plan</p> <p>CONDITION: A Construction Environmental Management Plan assessing the environmental impacts (including (but not limited to) highways impacts, noise, air quality including dust, smoke and odour, vibration and TV reception) of the development shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site. The report shall assess impacts during the construction phase of the development on nearby residents and other occupiers together with means of mitigating any identified impacts. The development shall be carried out strictly in accordance with the details so approved and no change therefrom shall take place without the prior written consent of the Local Planning Authority.</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.
12	Construction Logistics Plan
	<p>CONDITION: No demolition shall take place until a Demolition and Construction Logistics Plan (DCLP) has been submitted to and approved in writing by the Local Planning Authority.</p> <p>The report shall detail the logistics issues arising from the development and the measures in place to deal with these; 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. The impacts assessed should include, but not be limited to, noise, air quality including dust, smoke and odour and vibration.</p> <p>The development shall be carried out strictly in accordance with the approved Plan 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>
13	Obscure glazing and privacy screens
	<p>CONDITION: Notwithstanding the plans hereby approved, further details of obscured glazing and privacy screens to prevent overlooking from the development toward Willow Children's Centre, 63 Parkhurst Road, Moriatry Close, Holbrooke Court, shall be submitted and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.</p> <p>The obscure glazing and privacy screens shall be installed prior to the occupation of the relevant units and retained as such permanently thereafter.</p> <p>REASON: In the interest of preventing undue overlooking between habitable rooms within the development itself, to protect the future amenity and privacy of residents.</p>
14	Piling
	<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 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>
15	Accessible homes
	<p>CONDITION: The 12 wheelchair/wheelchair adaptable dwellings, shall meet the requirements of part M4(3) of the Building Regulations in accordance with the Design and Access Statement and plans hereby approved, and be permanently retained as such, and shall be provided prior to the first occupation of the development.</p> <p>REASON: To secure provision of the appropriate number of wheelchair accessible units in a timely fashion and to: address the backlog of and current unmet accommodation needs; produce a sustainable mix of accommodation; and provide appropriate choices and housing opportunities for wheelchair users and their families.</p>
16	Green/brown roofs
	<p>CONDITION: Details of the (green/brown) roof(s) as detailed on the approved drawings shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.</p>

	<p>The (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.</p> <p>The green/brown roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: To ensure the development meets the Council's ecology and sustainability targets..</p>
17	<p>Sustainable drainage system</p> <p>CONDITION: Details of surface drainage works shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The details shall be based on an assessment of the potential for disposing of surface water by means of sustainable drainage system in accordance with the principles as set out in London Plan policies: 5.13 and 5.15. The submitted details shall include the scheme's peak runoff rate and storage volume and demonstrate how the scheme will achieve at least a 50% attenuation of the undeveloped site's surface water run off at peak times. The drainage system shall be installed/operational prior to the first occupation of the development.</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: To ensure that sustainable management of water.</p>
18	<p>Arboricultural method statement</p> <p>CONDITION: Notwithstanding the plans hereby approved, no site clearance, preparatory work or development shall take place until an updated scheme for the protection of the retained trees (the tree protection plan, TPP) and the appropriate working methods (the arboricultural method statement, AMS) in accordance with Clause 7 of British Standard BS 5837 2012 -Trees in Relation to Demolition, Design and Construction has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details. Specific issues to be dealt with in the TPP and AMS:</p> <ul style="list-style-type: none"> a. Location and installation of services/ utilities/ drainage b. Methods of demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees c. Details of construction within the RPA or that may impact on the retained trees d. Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area. e. The pavement is not to be obstructed during demolition or construction and the RPA of retained trees not to be used for storage, welfare units or the mixing of materials. f. The location of a cross over or method of delivery for materials onto site g. The method of protection for the retained trees <p>REASON: In the interest of biodiversity, sustainability, and to ensure that a satisfactory standard of visual amenity is provided and maintained.</p>
19	<p>Site supervision</p> <p>CONDITION: No works or development shall take place until a scheme of supervision and monitoring for the arboricultural protection measures in accordance with para. 6.3 of British Standard BS5837: 2012 - Trees in Relation to design, demolition and construction - recommendations has been approved in writing by the local planning authority. The scheme of supervision shall be carried out as approved and will be administered by a qualified arboriculturist instructed by the applicant. This scheme will be appropriate to the scale and duration of the works and will include details of:</p> <ul style="list-style-type: none"> a. Induction and personnel awareness of arboricultural matters;

	<p>b. Identification of individual responsibilities and key personnel;</p> <p>c. Statement of delegated powers;</p> <p>d. Timing and methods of site visiting and record keeping, including updates</p> <p>e. Procedures for dealing with variations and incidents.</p> <p>This tree condition may only be fully discharged on completion of the development subject to satisfactory written evidence of contemporaneous monitoring and compliance by the pre-appointed tree specialist during construction.</p> <p>REASON: In the interest of biodiversity, sustainability, and to ensure that a satisfactory standard of visual amenity is provided and maintained.</p>
20	<p>Cycle and mobility parking</p> <p>CONDITION: Details of the layout, design and appearance (shown in context) of the bicycle and mobility scooter storage area(s) shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing onsite. The storage shall be covered, secure and provide for no less than 216 cycle spaces.</p> <p>The storage area(s) shall be provided strictly in accordance with the details so approved, provided/erected prior to the first occupation of the development, and maintained as such thereafter.</p> <p>REASON: To ensure adequate cycle and mobility scooter parking is available and easily accessible on site and to promote sustainable modes of transport.</p>
21	<p>Balconies unauthorised additions</p> <p>CONDITION: No bamboo screening or other items shall be fixed to the glass balustrades of the balconies and roof terraces unless approved in writing by the Local Planning Authority.</p> <p>REASON: To ensure that the resulting appearance and construction of the development is to a high standard, and to ensure that the development is in accordance with policies 3.5, 7.4 and 7.6 of the London Plan 2015, policy CS9 of Islington's Core Strategy 2011, and policy DM2.1 of Islington's Development Management Policies 2013.</p>
22	<p>Landscaping</p> <p>CONDITION: Details of a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The landscaping scheme shall include the following details:</p> <ul style="list-style-type: none"> Proposed trees, including their location, species, size, details of tree pits, soil volumes, details of access to soil beyond the tree pits and planters, and confirmation that existing and proposed underground services would not intrude into root protection areas; Soft planting, including details of any grass and turf areas, shrub and herbaceous areas; Topographical survey, including details of any earthworks, ground finishes, any topsoiling with both conserved and imported topsoil(s), levels, drainage and fall in drain types; Enclosures, including types, dimensions and treatments of any walls, fences, screen walls, barriers, rails, retaining walls and hedges; Hard landscaping, including ground surfaces (including those to be used directly outside the bin stores), kerbs, edges, ridge and flexible pavings, unit paving, furniture, steps and synthetic surfaces; Any demarcation of pedestrian, vehicular and pedestrian space within the areas of hard landscaping;

	<ul style="list-style-type: none"> Existing and proposed underground services and their relationship to both hard and soft landscaping; Confirmation that the landscaping scheme has been designed in accordance with Islington's Inclusive Landscape Design SPD Jan 2010 and Streetbook SPD Oct 2012; Bat and bird nesting boxes / bricks and any other measures intended to improve and maximise on-site biodiversity; Details of how the landscaping scheme includes and integrates other measures to enhance biodiversity and sustainable urban drainage solutions and has been designed in accordance with Development Management Policy DM6.6 and London Plan policy 5.13; A Landscaping Management Plan describing how the landscaping would be maintained and managed following implementation; Any other landscaping feature(s) forming part of the scheme. <p>All landscaping so approved shall be completed/planted during the first planting season following practical completion of the development hereby approved. The landscaping and tree planting shall have a maintenance/watering provision following planting and any trees or shrubs which die, become severely damaged or diseased within 5 years of planting shall be replaced with the same species or an approved alternative and to the satisfaction of the Local Planning Authority within the next planting season.</p> <p>The development shall be carried out strictly in accordance with the details (including the Landscape Management Plan) so approved and shall be maintained as such thereafter.</p> <p>REASON: In the interests of sustainability, to ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity, to ensure the development is of an inclusive design, and to ensure that a satisfactory standard of visual amenity is provided and maintained</p>
23	Playspaces
	<p>CONDITION: Details of all playspaces including drawings and specification of the proposed play equipment shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.</p> <p>The development shall be carried out strictly in accordance with the details so approved prior to the first occupation of the relevant phase, 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 good design, safety and protecting residential amenity, and to ensure the development is of an inclusive design</p>
24	Disabled parking
	<p>CONDITION: The disabled parking spaces shown on the drawings hereby approved shall be laid out in accordance with the approved plans and shall be appropriately line-marked prior to the first occupation of the development. The spaces shall thereafter be retained and made available only for disabled residents who are blue badge holders.</p> <p>REASON: In the interest of ensuring the provision of appropriate disabled parking spaces</p>
25	Delivery & servicing management plan

	<p>CONDITION: A Delivery and Servicing Management Plan (DSMP), including a Waste Management Plan (WSP), shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development.</p> <p>The DSMP shall include details of all servicing and delivery requirements, including details of how waste (including recyclable waste) would be transferred and collected, and shall confirm the timings of all deliveries and collections from service vehicles.</p> <p>The development shall be carried out strictly in accordance with the DSMP so approved.</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>
26	Bat Survey
	<p>CONDITION: If works have not commenced before October 2021 (the date the current bat survey expires), an updated bat survey compiled by a relevantly qualified ecologist must be submitted to, and approved by, the Council before any works can commence.</p> <p>The development shall be carried out strictly in accordance with the bat survey so approved.</p> <p>Reason; To ensure protected species are adequately protected from harm in accordance with the Wildlife and Countryside Act 1981 and the Conservation of habitats and Species regulations 2017.</p>

List of Informatives:

1	S106
	<p>SECTION 106 AGREEMENT</p> <p>You are advised that this permission has been granted subject to a legal agreement under Section 106 of the Town and Country Planning Act 1990.</p>
2	Superstructure
	<p>DEFINITION OF 'SUPERSTRUCTURE' AND 'PRACTICAL COMPLETION'</p> <p>A number of conditions attached to this permission have the time restrictions 'prior to superstructure works commencing on site' and/or 'following practical completion'. The council considers the definition of 'superstructure' as having its normal or dictionary meaning, which is: the part of a building above its foundations. The council considers the definition of 'practical completion' to be: when the work reaches a state of readiness for use or occupation even though there may be outstanding works/matters to be carried out.</p>
3	Community Infrastructure Levy (CIL) (Granting Consent)
	<p>INFORMATIVE: 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 Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with 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.</p>

	<p>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: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil</p> <p>Pre-Commencement Conditions:</p> <p>These conditions are identified with an 'asterix' * in front of the short description. 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>
4	<p>Car-Free Development</p> <p>INFORMATIVE: (Car-Free Development) All new developments are car free in accordance with Policy CS10 of the Islington Core Strategy 2011. This means that no parking provision will be allowed on site and occupiers will have no ability to obtain car parking permits, except for parking needed to meet the needs of disabled people.</p>
5	<p>Water</p> <p>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> <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 thameswater.co.uk/buildingwater.</p>

APPENDIX 2: RELEVANT POLICIES

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

1 National Guidance

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

2. Development Plan

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

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

1 Context and strategy Policy 1.1 Delivering the strategic vision and objectives for London	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 5.4 Retrofitting Policy 5.5 Decentralised energy networks Policy 5.6 Decentralised energy in development proposals Policy 5.7 Renewable energy Policy 5.8 Innovative energy technologies Policy 5.9 Overheating and cooling Policy 5.10 Urban greening Policy 5.11 Green roofs and development site environs Policy 5.13 Sustainable drainage Policy 5.15 Water use and supplies Policy 5.18 Construction, excavation and demolition waste Policy 5.21 Contaminated land
2 London's places Policy 2.1 London in its global, European and United Kingdom context Policy 2.2 London and the wider metropolitan area Policy 2.9 Inner London	
3 London's people Policy 3.1 Ensuring equal life chances for all Policy 3.2 Improving health and addressing health inequalities Policy 3.3 Increasing housing supply Policy 3.4 Optimising housing potential Policy 3.5 Quality and design of housing developments Policy 3.7 Large residential developments Policy 3.8 Housing choice Policy 3.9 Mixed and balanced communities Policy 3.10 Definition of affordable housing Policy 3.11 Affordable housing targets Policy 3.12 Negotiating affordable housing on individual private residential	6 London's transport Policy 6.3 Assessing effects of development on transport capacity Policy 6.4 Enhancing London's transport connectivity Policy 6.5 Funding Crossrail and other strategically important transport infrastructure

and mixed use schemes
Policy 3.13 Affordable housing
thresholds

Policy 6.7 Better streets and surface
transport
Policy 6.9 Cycling
Policy 6.10 Walking
Policy 6.12 Road network capacity
Policy 6.13 Parking

7 London's living places and spaces
Policy 7.1 Building London's
neighbourhoods and communities
Policy 7.2 An inclusive environment
Policy 7.3 Designing out crime
Policy 7.4 Local character
Policy 7.5 Public realm
Policy 7.6 Architecture
Policy 7.8 Heritage assets and
archaeology
Policy 7.13 Safety, security and resilience
to emergency
Policy 7.14 Improving air quality
Policy 7.15 Reducing noise and
enhancing soundscapes

8 Implementation, monitoring and review
Policy 8.2 Planning obligations
Policy 8.3 Community infrastructure levy

B) Islington Core Strategy 2011

Spatial Strategy
Policy CS3 (Nag's Head and Upper
Holloway Road)

Strategic Policies
Policy CS9 (Protecting and Enhancing
Islington's Built and Historic
Environment)
Policy CS10 (Sustainable Design)
Policy CS12 (Meeting the Housing
Challenge)

Policy CS16 (Play Space)

C) Development Management Policies June 2013

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

Housing

Energy and Environmental Standards
DM7.1 Sustainable design and
construction statements
DM7.2 Energy efficiency and carbon
reduction in minor schemes
DM7.3 Decentralised energy networks

DM3.1 Mix of housing sizes
DM3.4 Housing standards
DM3.5 Private outdoor space
DM3.6 Play space
DM3.7 Noise and vibration (residential uses)

Health and open space

DM6.1 Healthy development
DM6.5 Landscaping, trees and biodiversity

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

Transport

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

Infrastructure

DM9.2 Planning obligations

E) Site Allocations June 2013

NH5 Former TA Centre, 65-69 Parkhurst Road

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

The following SPGs and/or SPDs are relevant:

- Islington Local Development Plan
- Environmental Design
 - Affordable Housing and Viability
 - Accessible Housing in Islington
 - Inclusive Landscape Design
 - Planning Obligations and S106
 - Urban Design Guide
 - Preventing Wasted Housing Supply

- London Plan
- Accessible London: Achieving and Inclusive Environment
 - Housing
 - Affordable Housing and Viability
 - Sustainable Design & Construction
 - Providing for Children and Young Peoples Play and Informal Recreation
 - Planning for Equality and Diversity in London

APPENDIX 3: 2013 Appeal Decision APP/V5570/A/14/2227656