



PLANNING COMMITTEE REPORT



PLANNING SUB-COMMITTEE A		
Date:	7 TH September 2020	NON-EXEMPT

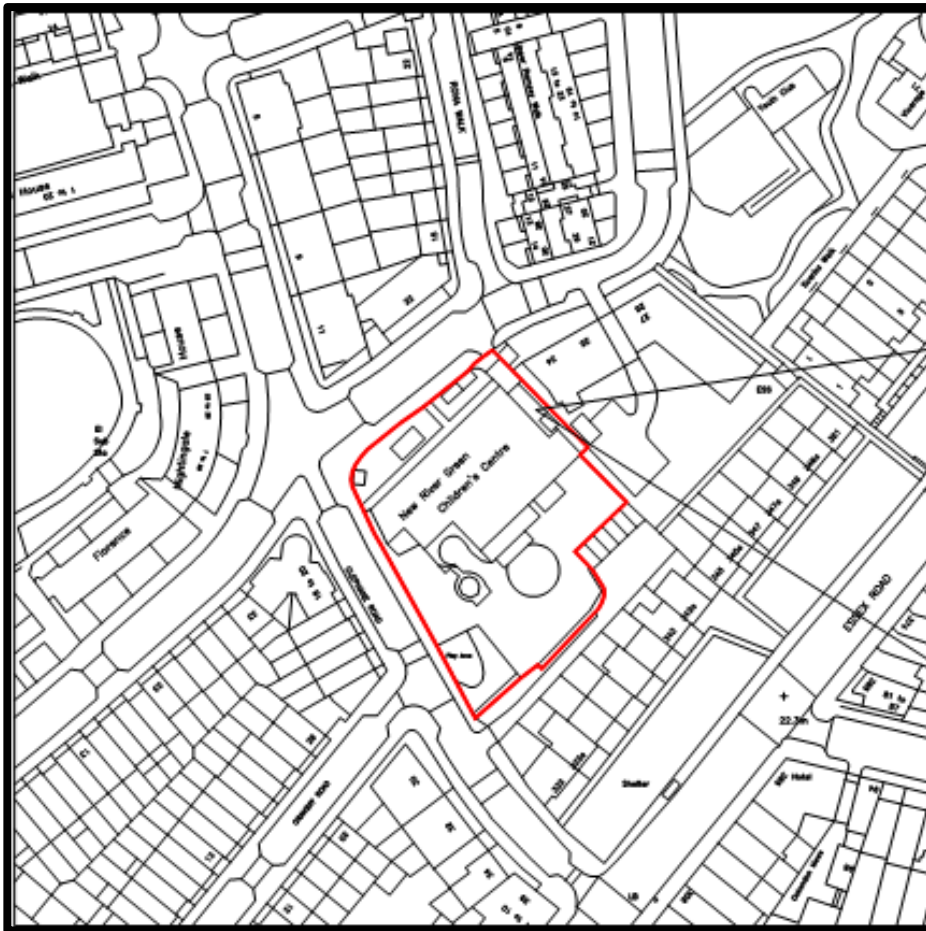
Application number	P2020/1178/FUL (COUNCIL OWN)
Application type	Full Planning Application
Ward	Canonbury
Listed building	No
Conservation area	No
Development Plan Context	Article 4 Direction A1-A2 (Rest of the borough) Within 50m of Conservation Area (East Canonbury)
Licensing Implications	None
Site Address	New River Green Children's Centre, 23 Ramsey Walk, Islington, N1 2SX
Proposal	Erection of a ground floor side extension to Block A (North East elevation), with associated access ramp.

Case Officer	Samir Benmbarek
Applicant	London Borough of Islington
Agent	Ream Partnership

1. RECOMMENDATION

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

2. SITE PLAN (site outlined in red)



3. PHOTOS OF SITE/STREET



Image 1: Aerial view of site



Image 2: Front of site



Image 3: Location of extension and No. 24 Ramsey Walk



Image 4: Street scene of Ramsey Walk (Children's Centre in background)

4. SUMMARY

- 4.1 The application proposes the erection of a single storey side extension to an existing children's centre. The proposed extension would provide an additional 28 square metres of F.2 (local community) floorspace to the existing children's centre.
- 4.2 The building as existing is made up of F.2 floorspace with an approximate gross internal area (GIA) of 600sqm.
- 4.3 The proposed design, layout, scale and massing of the proposed development is considered acceptable. The site is not located within a designated conservation area and officers are satisfied that the proposed extension would not cause harm to the surrounding street scene.
- 4.4 The proposed extension is considered to be of an appropriate scale, and the proposal is considered to not unduly impact the residential amenity of neighbouring properties in terms of loss of daylight and sunlight, overshadowing, reduction in outlook and increased sense of enclosure, loss of privacy and overlooking. The proposal therefore accords with policy DM2.1 of the Islington Development Management Policies 2013.
- 4.5 The proposal is considered to cause no harm to the character and appearance of the surrounding area, and to accord with the Development Plan.
- 4.6 The application is referred to committee as it has been submitted by a member of the Council and is Council own development.

5. SITE AND SURROUNDINGS

- 5.1 The application site is located on the southern side of Ramsey Walk on the junction with Clephane Road. The site has one principal frontage along Ramsey Walk. The site is not statutorily or locally listed and it is not located within a designated conservation area.

- 5.2 The existing building is of a late twentieth-century construction and the exterior of the building consists of yellow stock brickwork and brown roof slates. The original building is of single storey height with hipped roofing. A later modern addition has been developed along the principal elevation which is two storeys in height with multi-colour panelling and glazing as its exterior.
- 5.3 The site provides approximately 600sqm of children centre use across ground and first floor levels.
- 5.4 To the west of the site is Nos. 24 and 25 Ramsey Walk, a four-storey residential building. This site shares a boundary with the application site with each site having its own side passage along the boundary wall. The western elevation of No. 24 Ramsey Walk has habitable windows that provide some views towards the site and the area of the proposed development.
- 5.5 On the opposite side of the street to the application site is No. 22 Ramsey Walk. A residential building of the same scale, construction and appearance of No. 25. To the north-east is a post-war housing block at four-storeys in height with interlinking courtyards and gardens at ground and third floor level. To the south of the site are a terrace of traditional Victorian four storey buildings that front on to Essex Road which are of residential use.
- 5.6 The character of the immediate area is residential with the application building providing a community use to the wider housing (Marquess Estate). The site is located adjacent to Essex Road which is busier and mixed in its character and use including commercial, residential, eating and drinking. Whilst the character and uses are clearly noticeable between Essex Road and by the site, overall, the wider vicinity is characterised as dense urban.

6. PROPOSAL (IN DETAIL)

- 6.1 The application seeks planning permission for the erection of a single storey side extension to accommodate 28sqm of additional F.2 floorspace to the existing children's centre. It would accommodate an office and staff room.
- 6.2 The proposed side extension would have a hipped roof in the same form as the existing building. The height of the extension from ground level to eaves height would be 2.6m and its maximum height would be 4.4m. The width of the extension from the building's eastern elevation would be 3.5m and its depth would measure 9.7m. The extension would be set back from the front building line by 4.8m.
- 6.3 The extension's frontage would consist of brickwork and roof slates matching those of the existing building. The proposed side elevation would feature 2x windows. At the rear of the side extension, an access ramp would be formed with a new side entrance into the existing building.

RELEVANT HISTORY:

Application Site:

- 6.4 P072105- Demolition of a portion of an existing early years centre, to be replaced with a new 2 storey building, which will connect to the existing building providing extra space for Children's Centre Services. **Approved with condition 05/11/2017.**

7. CONSULTATION

Public Consultation

- 7.1 Letters were sent to occupants of 49 adjoining and nearby properties at Ramsey Walk, Clephane Road and Essex Road on 15/05/2020. The public consultation of the application therefore expired on 04/07/2020. However, it is the Council's practice to continue to consider representations made up until the date of a decision.

7.2 At the time of the writing of this report a total of 1 response had been received from the public with regard to the application. The issues raised can be summarised as follows (with the paragraph that provides responses to each issue indicated within brackets):

Construction Works

- Noise and disturbance during construction works (**Paragraph 9.26**)

Neighbouring Amenity

- Loss of daylight and sunlight to neighbouring windows and garden due to the scale of the development and proximity to the boundary (**Paragraphs 9.16-9.21**)

Internal Consultees

7.3 **Highways:** No objection, subject to further details in respect to the carrying out of the works as below (with the paragraph that provides responses to each issue indicated within brackets):

- A S278 to be applied to the planning application to cover costs in case any damage(s) caused to the public footpath, crossover or carriageway during construction;
- Concerns to the public including visitors attending the Children's Centre during construction;
- Could construction be looked at to be carried out of term time;
- A banks person should be present at all times when construction materials are being loaded and unloaded from site;
- The Parking Bays outside the Children's Centre should be suspended during construction;
- Construction Vehicles and vehicles delivering building materials should approach Ramsey Walk from St Pauls Road.

(Paragraphs 9.24-9.26)

7.4 **Inclusive Design Officer:** Although the 1m width between the boundary and side elevation would be the logical route to use the access ramp there are step-free routes through the building from the main entrance.

7.5 **Planning Policy:** No objection to the extension in land use considerations. Minor increase of community floorspace supported.

8. RELEVANT STATUTORY DUTIES & DEVELOPMENT PLAN CONSIDERATIONS AND POLICIES

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

8.1 Islington Council (Planning Sub-Committee A), in determining the planning application has the main following statutory duties to perform:

- To have regard to the provisions of the development plan, so far as material to the application and to any other material considerations (Section 70 Town & Country Planning Act 1990);

- To determine the application in accordance with the development plan unless other material considerations indicate otherwise (Section 38(6) of the Planning and Compulsory Purchase Act 2004) (Note: that the relevant Development Plan is the London Plan and Islington's Local Plan, including adopted Supplementary Planning Guidance).
- 8.2 National Planning Policy Framework 2019 (NPPF): Paragraph 10 states: "at the heart of the NPPF is a presumption in favour of sustainable development.
- 8.3 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.
- 8.4 Since March 2014 Planning Practice Guidance for England has been published online.
- 8.5 In considering the planning application account has to be taken of the statutory and policy framework, the documentation accompanying the application, and views of both statutory and non-statutory consultees.
- 8.6 The Human Rights Act 1998 incorporates the key articles of the European Convention on Human Rights into domestic law. These include:
- Article 1 of the First Protocol: Protection of property. Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law.
 - Article 14: Prohibition of discrimination. The enjoyment of the rights and freedoms set forth in this Convention shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth, or other status.
- 8.7 Members of the Planning Sub-Committee must be aware of the rights contained in the Convention (particularly those set out above) when making any Planning decisions. However, most Convention rights are not absolute and set out circumstances when an interference with a person's rights is permitted. Any interference with any of the rights contained in the Convention must be sanctioned by law and be aimed at pursuing a legitimate aim and must go no further than is necessary and be proportionate.
- 8.8 The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. The Committee must be mindful of this duty inter alia when determining all planning applications. In particular, the Committee must pay due regard to the need to: (1) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act; (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and (3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Development Plan

- 8.9 The Development Plan is comprised of the London Plan 2016, Islington Core Strategy 2011 and the Islington Development Management Policies 2013. The policies of the Development Plan that are considered relevant to this application are listed at Appendix 2 to this report.

Designations

- 8.10 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:
- Article 4 Direction A1-A2 (Rest of Borough)

Supplementary Planning Guidance (SPG) / Document (SPD)

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

Emerging Policies

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

- 8.12 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') which opened on 15 January 2018 and continued until May 2019. The Panel of Inspectors made several recommendations to the Mayor on 8th October 2019 and the Mayor responded on the 9th December 2019 with a version which is intended to be published by March 2020. The Secretary of State has now considered the 'Intend to Publish' version and the proposed changes and has made several recommendations, which are referenced in the main body of the Inspector's report. Whilst the draft London plan does not have the full weight of a statutory development plan at this stage, it is capable of being considered a material consideration. The emerging London Plan policies have been taken into account.

Relevant policies in the emerging London Plan are set out below:

- Policy D1- London's form, character and capacity for growth
 - Policy D4- Delivering good design
 - Policy D5- Inclusive design
 - Policy S1- Delivering London's social infrastructure
- 8.13 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 state 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.

8.14 Draft Islington Local Plan 2019

- 8.15 The Regulation 19 draft of the Local Plan was approved at Full Council on 27 June 2019 for consultation and subsequent submission to the Secretary of State for Independent Examination. From 5 September 2019 to 18 October 2019, the Council consulted on the Regulation 19 draft of the new Local Plan. Submission took place on 12 February 2020 with the examination process in progress.

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

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

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

- Policy SC1- Social and community infrastructure
- Policy SC4- Promoting social value
- Policy T5- Delivery, servicing and construction
- Policy DH1- Fostering innovation and conserving and enhancing the historic environment

9. ASSESSMENT

9.1 The main issues arising from this proposal relate to:

- Land Use
- Design,
- Neighbouring Amenity
- Inclusive Design
- Highways and Transport

LAND USE

9.2 The proposed development would involve an uplift of 28sqm of community floorspace to the existing children's centre.

Social Infrastructure

9.3 The proposal would result in an uplift of 28sqm of additional children's centre use (Use Class F.2) floorspace. The new floorspace would be accessed internally from the existing building or from the eastern end of the site via the proposed ramp.

9.4 The existing building is located within a focal location of the Marquess Estate which is the community it serves. Furthermore, it is located just off Essex Road, a main thoroughfare within the borough served by several bus routes. By reason of the location of the existing building, the proposal is at a convenient location served by sustainable transport modes. In conjunction with the existing floorspace of the children's centre, the proposed extension would provide a continued inclusive, accessible and flexible environment as well as continued shared use by the community. Given the existing nature of the site and the scale of the proposal, there would not be adverse impacts upon the surrounding residential uses and the children's centre would still continue to complement the area.

9.5 Therefore, on balance, the additional F.2 floorspace complies with policy DM4.12 of the Islington Development Management Policies 2013. Consideration has been had to policy SC4 (Promoting Social Value) of the draft Islington Local Plan. Policy SC4 encourages all development within the borough to maximise social value in order to deliver as many public benefits as possible. The uplift in floorspace to the children's centre is considered to promote some social value as it would contribute to the existing social infrastructure use to the local community.

DESIGN

- 9.6 The National Planning Policy Framework (NPPF) confirms that the Government attaches great importance to the design of the built environment, and notes that good design is a key aspect of sustainable development and should contribute positively to making places better for people.
- 9.7 Paragraph 131 of the NPPF (2019) states that in determining planning applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.
- 9.8 Policy CS8 of the Islington Core Strategy sets out the general principles to be followed by new development in the borough. Policy CS9 of the Core Strategy and policy DM2.1 of the Islington Development Management Policies 2013 accord with the National Planning Policy Framework (NPPF) in seeking to sustain and enhance Islington's built environment. Taken together, they seek to ensure that proposed development responds positively to existing buildings, the streetscape and the wider context, including local architecture and character, surrounding heritage assets, and locally distinctive patterns of development.
- 9.9 The streetscene in which the site is seen is formed of mainly late twentieth and early twenty-first century medium to large scale housing. The residential buildings are mostly of four or five storeys in height and are constructed with yellow and red brick. The area possesses little architectural merit and whilst the streets are inter connected to the wider area with they appear to be mainly used a means of access to the residential buildings.
- 9.10 Supplementary to local planning policy, the Islington Urban Design Guide, at paragraph 5.67 states '*new development should create a scale and form of development that relates to the existing built form and provides a consistent and coherent setting for the space or street that it defines or encloses, while also enhancing and complementing the local identity of an area*'. This can be applied to any development regardless of scale as it would have an impact upon the surrounding street scene.
- 9.11 In respect to side extensions, paragraph 5.141 of the IUDG reads "*Side extensions and end of terrace infill development can have a significant impact on the character of an area and its local distinctiveness. Height, scale, proportions, elevational treatment, materials as well as impact on neighbouring amenity need to be carefully considered*".

Scale and Bulk

- 9.12 The proposed scale and bulk of the extension is considered to be acceptable as it is secondary and subordinate to the existing building. Due to the barricaded nature of this part of the street where the site is, the bulk of the proposed development whilst not obscured would be unlikely to be noticeable within the context of the building and neighbouring gates, walls and bins stores. However, its subordination is further read in approach within the site with the setback of the extension from the building's front line.

Detailed Design

- 9.13 The proposed detailed design of the extension matches that of the existing main building. Whilst the design is of little architectural interest, it does not detract from the streetscene and blends in with the material palette of the wider vicinity. The proposed black uPVC windows are acceptable in their location and design given they would match the other window units on the building.



- 9.14 Overall, the scale, bulk and detailed design of the side extension is considered acceptable.
- 9.15 Consideration has also been given to draft policy DH1 (Fostering innovation and conserving and enhancing the historic environment). The proposed development is considered an appropriate design for its context.

NEIGHBOURING AMENITY

- 9.16 The Development Plan contains policies that 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.
- 9.17 Due to the location and minimal scale of the proposed side extension, it is considered that one neighbouring occupier would have the potential to be impacted which is Flat 2, 24 Ramsey Walk which has side windows facing onto the site. However, it is noted that between the site and these habitable side windows is a 2m high boundary wall such that the proposal would not be overbearing or visually intrusive to the neighbouring occupier.
- 9.18 When viewed from the side habitable windows of Flat 2, No 24 Ramsey Walk, the proposal would introduce a single storey structure with a hipped roof located approximately 3m away. The proposal would appear to extend an additional 0.7m above the boundary wall and it set back from the boundary wall by 1m in which it's impact is lessened and would not appear as overbearing to these occupiers.

- 9.19 It is also noted that given the 2m boundary wall located close to these habitable windows, it is considered there is already a degree of a sense of enclosure that the proposal would not exacerbate given its eaves height, pitched roof and set back from the boundary. As such, the proposed extension is considered acceptable in regards to outlook. The proposed side extension would have 2x side windows; however, given the 2m boundary wall, it would obstruct any direct views into the windows of Flat 2, No. 24 Ramsey Walk.
- 9.20 Given the proposed side extension would be located 3.9m to the west of the habitable side windows of Flat 2, No. 24 Ramsey Walk (with the boundary wall located in between at 2.1m from the windows to the west) and of a modest scale with a hipped roof, it is considered that the proposed extension would not have an adverse impact upon the daylight and sunlight provided to these habitable windows. This is confirmed by measuring the distance between the extension and the side elevation of the No. 24 Ramsey Walk and then applying the 25-degree rule to the centre of the windows in which the extension passes (21.3 degrees). As such, the proposed extension is considered acceptable in regards to daylight and sunlight.
- 9.21 The proposed development is considered to be acceptable on balance in respect to neighbouring amenity and therefore complies with policy 7.6 of the London Plan, policies DM2.1 of the Islington Development Management Policies 2013.

INCLUSIVE DESIGN

- 9.22 Policies 3.5 and 7.2 of the London Plan require all new development to achieve the highest standards of accessible and inclusive design and meet the changing needs of Londoners over their lifetimes. These aims are reflected in policy DM2.2 of the Islington Development Management Policies 2013, which requires developments to demonstrate, inter alia, that they produce places and spaces that are convenient and enjoyable to use for everyone.
- 9.23 An access ramp is proposed by the side of the extension which provides a secondary access to the building. Whilst the 1m width would result in only one wheelchair at a time using this at any given time, access to this part of the building (and the extension) can be gained via the main entrance and via the ground floor which is step free. Therefore, the proposed development is considered to comply with policy DM2.2 of the Islington Development Management Policies 2013. Furthermore, the proposed development would be considered to overall comply with Part B of policy H4 of the Draft Local Plan which has the same aims as current policy DM2.2.

HIGHWAYS AND TRANSPORT

- 9.24 In accordance with Appendix 6 of the Islington Development Management Policies 2013, 1x bicycle spaces should be provided per 3 staff within community facilities. Within the context of the existing building, the proposed extension would provide a minor amount of floorspace and would not result in an increase of staff for the children's centre. Therefore, in this instance, additional cycle parking spaces are not required.
- 9.25 The application was reviewed by the Council Highways department who raised requested details relating to the construction of the extension (as listed within 7.4 of this report). Given the minor scale of the development, it is considered that a S278 agreement would not be reasonable or necessary in this instance given the scale of the proposal and that the materials and construction would be contained within the site and would be unlikely to cause damage to the crossover.
- 9.26 It is considered that given the scale of the works and that it would be contained wholly within one portion of the site, the construction can be easily segregated from the public and visitors to the centre should the construction works not be able to be undertaken outside of term time. Given the nature of the use of the site, it is expected that the welfare of the children, staff and public would be taken into account by the applicant (the Council). The suspension of parking bays would need to be applied for to the Council's Highways and Parking Teams with details found within informative 2 of the suggested recommendations found in Appendix 1 of this report.

10. SUMMARY AND CONCLUSION

Summary

- 10.1 The principle and design of the proposed development is considered acceptable and would not appear out of character within the streetscene, nor would the development harm the amenity of adjoining residential occupiers.
- 10.2 The proposal accords with policies CS8 and CS9 of the Islington Core Strategy 2011, policy DM2.1 of the Islington Development Management Policies 2013, and the Islington Urban Design Guide 2017.
- 10.3 In accordance with the above assessment, it is considered that the proposed development is consistent with the policies of the London Plan, the Islington Core Strategy, the Islington Development Management Policies and associated Supplementary Planning Documents and should be approved accordingly.

Conclusion

- 10.4 It is recommended that planning permission be granted subject to conditions as set out in Appendix 1 - RECOMMENDATIONS.

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

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 CONDITION: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission. REASON: To comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).
2	Approved Plans List DRAWING AND DOCUMENT NUMBERS: The development hereby approved shall be carried out in accordance with the following approved plans: 006A; 007A. Design and Access Statement by Ream Partnership dated April 2020. REASON: To comply with Section 70(1)(a) of the Town and Country Act 1990 as amended and the Reason for Grant and also for the avoidance of doubt and in the interest of proper planning.
3	Materials (Compliance) CONDITION: The development shall be constructed in accordance with the schedule of materials noted on the approved plans and within the Design and Access Statement. The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter into perpetuity. 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.

List of Informatives:

1	Construction Works Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Pollution Team, Islington Council, 222 Upper Street London N1 1XR (Tel. No. 020 7527 3258 or by email pollution@islington.gov.uk).
2	Highway Requirements Compliance with sections 168 to 175 and of the Highways Act, 1980, relating to "Precautions to be taken in doing certain works in or near streets or highways". This relates, to scaffolding, hoarding and so on. All licenses can be acquired through streetworks@islington.gov.uk . All agreements relating to the above need to be in place prior to works commencing. Compliance with section 174 of the Highways Act, 1980 - "Precautions to be taken by persons executing works in streets." Should a company/individual request to work on the public highway a Section 50 license is required. Can be gained through streetworks@islington.gov.uk .

APPENDIX 2: RELEVANT POLICIES

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

1 **National Guidance**

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

- National Planning Policy Framework 2019

2. **Development Plan**

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

A) The London Plan 2016 - Spatial Development Strategy for Greater London

- Policy 7.2 An inclusive environment
- Policy 7.4 Local Character
- Policy 7.6 Architecture

B) Islington Core Strategy 2011

- Policy CS8 Enhancing Islington's character
- Policy CS9 Protecting and enhancing Islington's built and historic environment

C) Islington Development Management Policies 2013

Design and Heritage

- Policy DM2.1- Design
- Policy DM2.2- Inclusive Design

Shops, Culture and Services

- Policy DM4.12- Social and strategic infrastructure and cultural facilities

3. **Supplementary Planning Guidance (SPG) / Document (SPD)**

The following SPGs and/or SPDs are relevant:

London Plan

- Character and Context 2014

Islington SPG/SPD

- Urban Design Guide 2019