



ISLINGTON

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

PLANNING COMMITTEE REPORT

PLANNING COMMITTEE	AGENDA ITEM NO:	1
Date:	05 November 2020	

Application number	P2018/4131/FUL
Application type	Full Planning Application
Ward	Highbury West
Listed building	N/A
Conservation area	No
Development Plan Context	Site Allocation OIS11 - 100 Hornsey Road, London, N7 7NG Local Flood Risk Zone Article 4 Direction A1-A2 (Rest of Borough)
Licensing Implications	None
Site Address	Site of Harvist Under Fives, Hornsey Road, London, N7 7NN
Proposal	Erection of a new building, up to 5 storeys in height, to provide 30 flats, together with associated amenity space and detached refuse store.

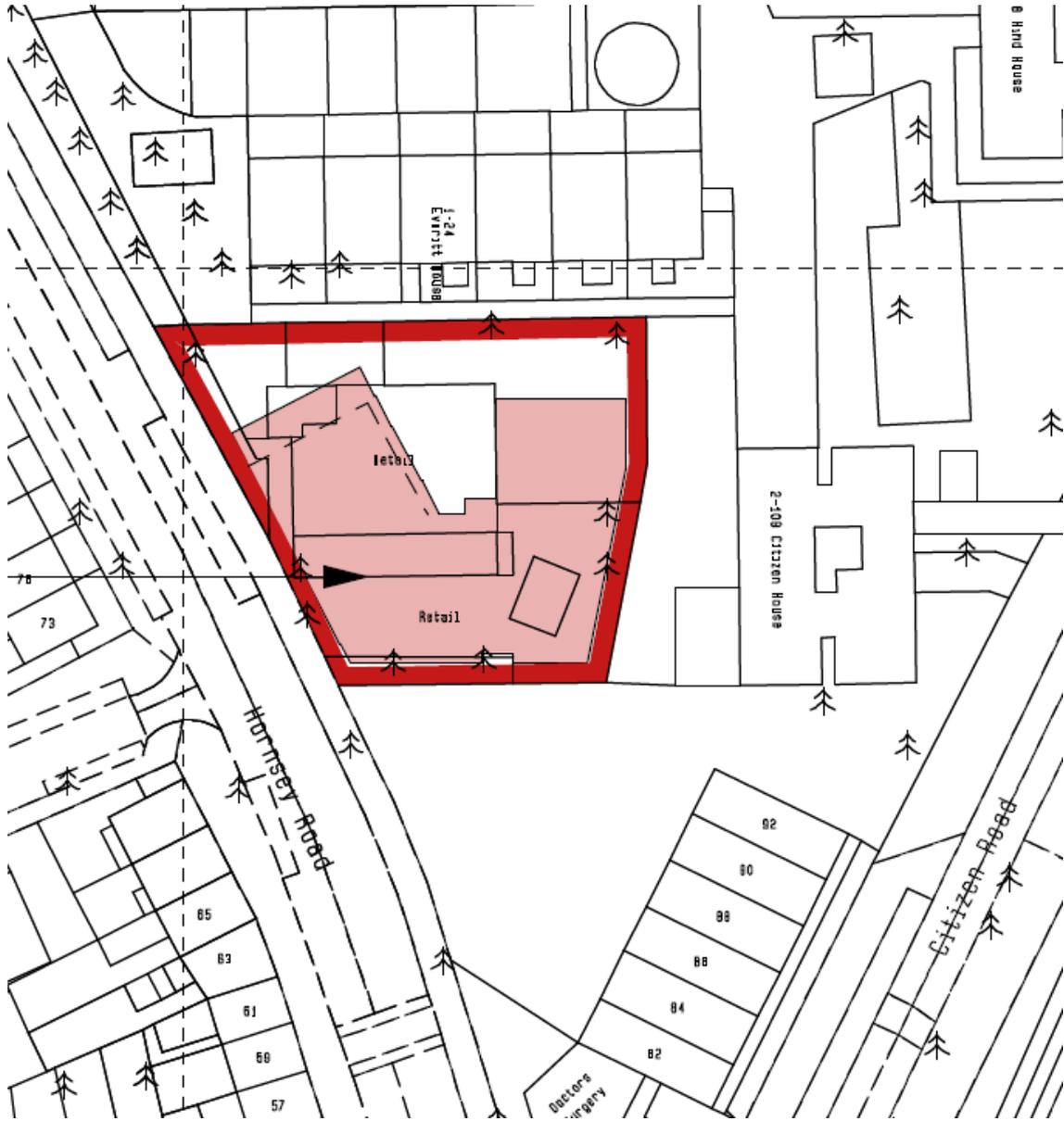
Case Officer	Rob Tulloch
Applicant	Guinness Developments Ltd
Agent	Nicholas Taylor & Associates

1. RECOMMENDATION

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

1. subject to the conditions set out in Appendix 1;
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



Fig 1 Aerial view of site

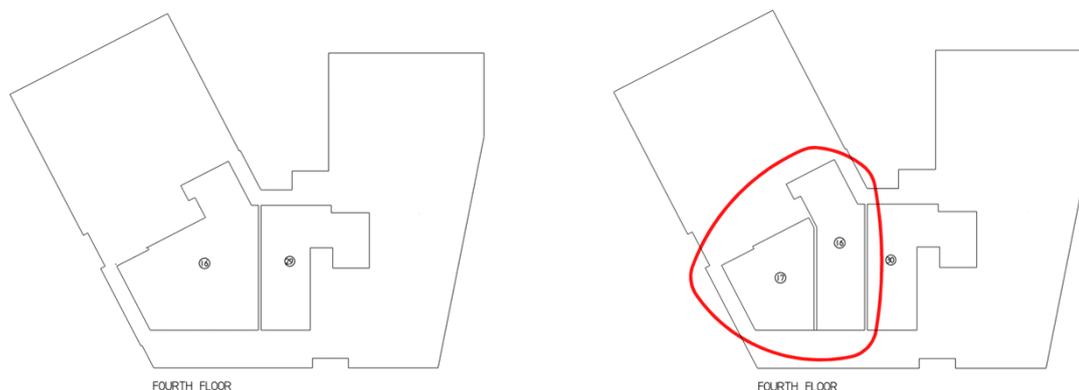


Fig 2 View south along Hornsey Road

4. Summary

- 4.1 A scheme for 29 units was originally presented to the Planning Committee on 18th May 2020 with a recommendation for approval subject to conditions and a Section 106 agreement. The Committee agreed with the officer's recommendation, and the officer's report and the minutes of the meeting are attached to this report as [Appendix 3](#).
- 4.2 The final decision has not been issued. Therefore the applicant still has the opportunity to revise the scheme.
- 4.3 This application is being revised to incorporate one additional unit. Thus the proposed number of units will increase from 29 to 30. It is proposed to subdivide one of the flats into

two flats. There would be no noticeable external alterations to the scheme, the only external difference being an increase in the width of a 4th floor terrace pillar by 10cm.



Original layout

Proposed layout

- 4.4 The scheme previously presented to Committee would have provided 15 (out of 29) affordable flats (52% by number of unit). The addition of one unit for sale on the open market would reduce the proportion of affordable housing to 50% by unit, which is still policy compliant.
- 4.5 It is not considered that the provision of an additional unit would significantly affect the proposal. As mentioned, there would be no noticeable change to the design and there would be no greater impact on residential amenity.
- 4.6 The development is still considered to provide considerable planning benefits, and is considered to be acceptable and in accordance with relevant planning policies and guidance. It is therefore recommended for approval subject to conditions and the completion of a S106 Agreement to secure the necessary mitigation measures.
- 4.7 There is no change to the original conditions proposed (other than the drawing numbers) nor to the heads of terms of the section 106 legal agreement.

5. SITE AND SURROUNDING

- 5.1 The application relates to the site of a former nursery on the eastern side of Hornsey Road. The site is empty and overgrown, and protected by a mixture of brick walls, timber fencing, and hoardings which are in a poor state of repair and harmful to the appearance of the estate and the surrounding area.
- 5.2 The site is surrounded on three sides by the Harvist Estate, a 1960s development of 4-storey blocks and 20-storey towers. The surrounding area is predominantly residential and, other than the estate, comprises late 19th and early 20th Century terraces. There are no nearby heritage assets that would be affected by the proposal.
- 5.3 The site context has been fully assessed in the original committee report which is appended to this report.

6. PROPOSAL (IN DETAIL)

- 6.1 This revised proposal is for 30x flats in a 3 to 5 storey building with associated landscaping and a separate refuse store.

- 6.2 The additional unit is formed by the subdivision of a 4th floor flat designated for market sale. The original flat was a 3-bed/6 person unit with a floorspace of approximately 126sqm. The flat has been split into 2x 1-bed units of 58sqm and 66 sqm. The overall unit mix would change from 7x 1-beds, 19x 2-beds & 3x 3-beds to 9x 1-beds, 19x 2-beds & 2x 3-bed.
- 6.3 The number of affordable units, and their tenure, remains the same at 15x units (11x units for social rent and 4x shared ownership units), however as a proportion, the level of affordable housing would reduce from 52% to 50%, which is still policy compliant in terms of number of units. The proportion of affordable housing by habitable room would remain 50% (41 out of 82). As such, the proposal would still comply with policy CS12 (Meeting the housing challenge).
- 6.4 As the affordable tenure would be unchanged at 11x units for social rent and 4x shared ownership units the offer would retain a 73/27 split in favour of social rented accommodation. Four ground floor flats would be fully wheelchair accessible, the proportion would reduce from 14% to 13.3% (exceeding the 10% requirement).
- 6.5 The proposal is car-free with no parking provision on site. 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 52x cycle spaces and spaces for mobility scooters will be distributed throughout the site.

7. CONSULTATION

Public Consultation

- 7.1 Four objections were received in relation to the original scheme, and a further seven when the proposal was revised to omit a nursery. The objections mainly related to design and amenity.
- 7.2 A further round of consultation was carried when the scheme was revised to include the extra unit. Letters were sent out on 7th September 2020 to 370 residents, and a site notice and press advert were published on 10th September 2020.
- 7.3 Two residents repeated their previous objections that the development was too large and out of context, and would have amenity impacts on privacy, light and security. It was also questioned whether the area could support the number of new households. Neither specifically commented on the revision to create an additional unit.

Internal Consultation

- 7.4 Energy officer: as the external building, heating system and renewables will remain the same, an additional unit will have little impact on the energy performance and carbon emissions of the development.
- 7.5 Viability officer: the proposed affordable housing provision of 50% by unit with an affordable housing tenure split of 73% social rent and 27% shared ownership constitutes the maximum viable affordable housing offer.

8. RELEVANT POLICIES

- 8.1 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

- 8.2 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

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

Emerging Policies

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

- 8.4 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 was 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.

Draft Islington Local Plan 2019

- 8.5 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. The plan is currently being examined, and the Inspectors have requested further information regarding housing delivery and a response to the recent changes in planning legislation. As such, the plan is being revised it is anticipated a further consultation will be carried out early 2021, with the main modifications together with consultation responses and any other relevant documents being submitted in Spring 2021.

9. ASSESSMENT

- 9.1 The previous proposal for 29x flats has been fully assessed against the relevant policies, as can be seen in the original report. To avoid repetition, this report will only consider what difference the addition of one residential unit will make to the scheme.

The main issues identified from the original proposal relate to:

- Land Use
- Design
- Affordable Housing (and Financial Viability)
- Quality of Residential Accommodation
- Dwelling Mix

- Neighbour Amenity
- Energy and Sustainability
- Highways and Transportation
- Planning Obligations

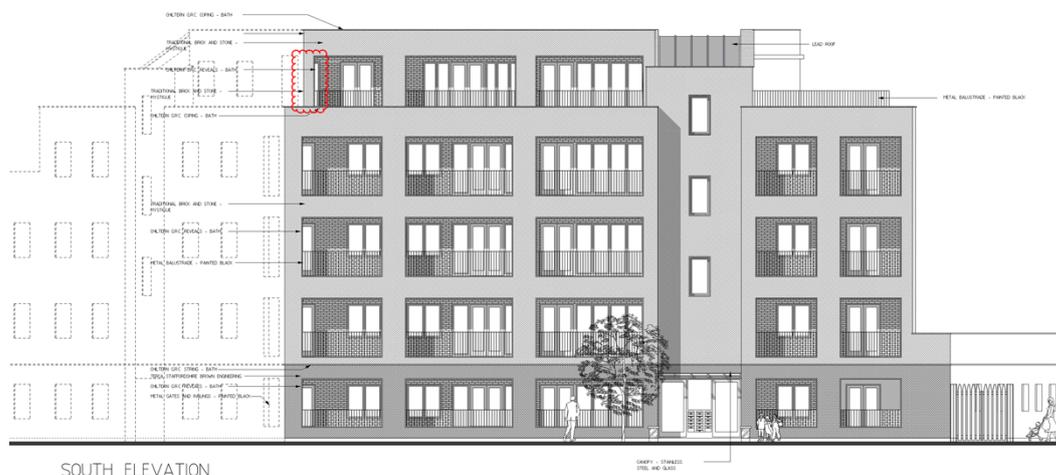
Land-use

- 9.2 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 site is identified in the Site Allocations Document 2013 (OIS11) for a residential-led mixed use development including the re-provision of nursery and open space. A revision to the original application led to the omission of the nursery as the Council Early Years team had advised that due to the prevalence of pre-school provision in the area, there was no demonstrable need for an additional nursery. Policy officers advised the provision of additional residential accommodation would be appropriate even though the loss of the nursery space would be contrary to the local plan.
- 9.3 It is worth noting that the Inspectors' responses to both the draft London and draft Local Plans referred to housing delivery needing to be more robust. As such, with housing being the priority of existing and draft plans, the addition of one unit would align with this policy aim.

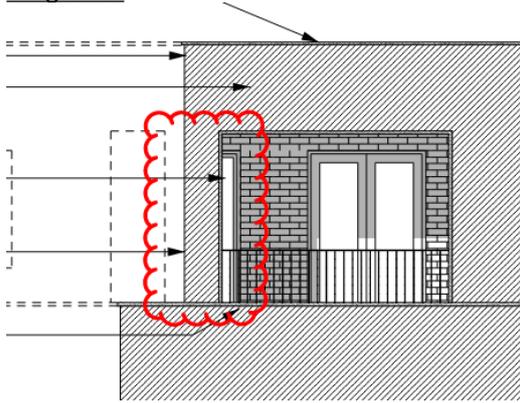
Design

- 9.4 Policy CS8 seeks to maintain the successful urban fabric of streets while improving on poorer quality of public realm and enhancing open space and the pedestrian environment around them. 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. 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.
- 9.5 The design of the scheme was considered acceptable by the Committee in May. The only external difference is the increase in the width of one 4th floor pillar by approximately 100mm, which will have no impact on the overall appearance of the development.

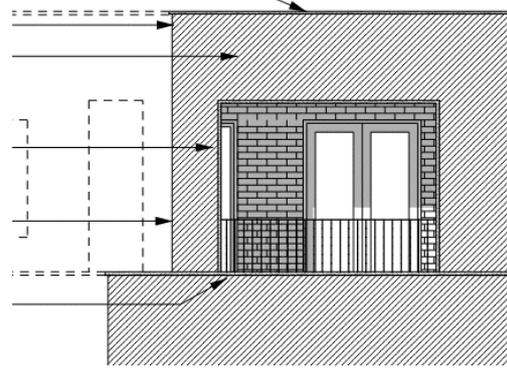
South elevation



Single flat

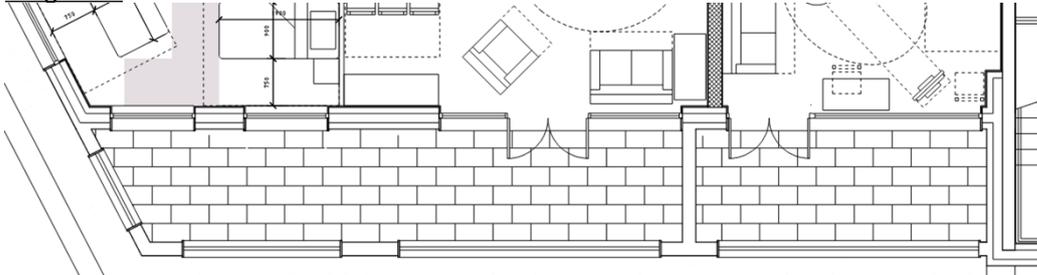


Subdivided flat

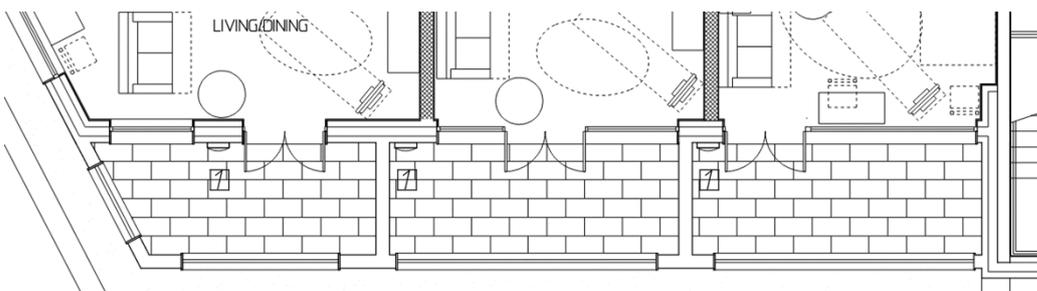


- 9.6 The subdivision of the 4th floor flat will also require the addition of a privacy screen to subdivide external amenity space. However as this space is a recessed balcony, the addition of a screen at 4th floor level will have little impact on the overall appearance of the building.

Single flat



Subdivided flat



Affordable Housing and Financial Viability

- 9.7 Policy CS12 (Meeting the housing challenge) of the Islington Core Strategy sets out the policy approach to affordable housing. Policy CS12G establishes that "50% of additional housing to be built in the borough over the plan period should be affordable".
- 9.8 The previous proposal was for 29 residential units, with 15 of these units (52%) being affordable. It should be noted that with the original 52% affordable housing offer the viability of that scheme would have been in deficit. The applicant was pursuing that scheme because they are a Registered Provider rather than a private developer. The

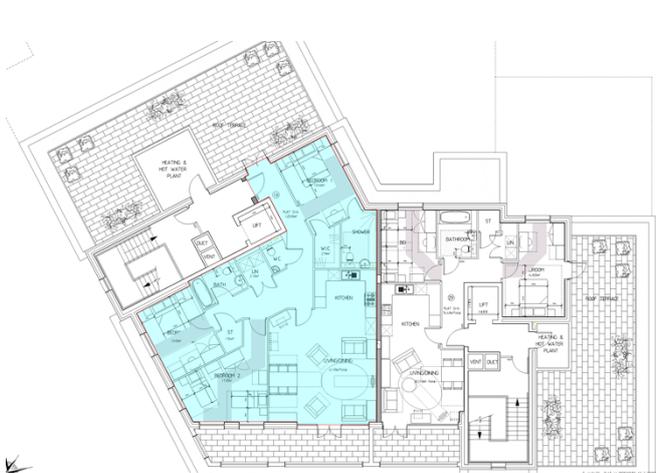
addition of one unit reduces the proportion of affordable housing to 50% which is still compliant with policy CS12 (Meeting the housing challenge).

- 9.9 Policy CS12 (G) of the Core Strategy seeks 70% of the affordable provision to be social rent and 30% as intermediate/shared ownership. The affordable housing offer is unchanged and 11 units (73%) would be social rent with the remaining four being shared ownership (27%), which is considered acceptable as social rented units are genuinely affordable.
- 9.10 In terms of habitable rooms, the affordable housing contribution would remain 41 habitable rooms out of 83, or 49.4%, as a 3-bed unit has the same number of habitable rooms as two 1-bed units.
- 9.11 Council Viability officers advise that the scheme remains compliant with Policy CS12. They have updated their viability appraisal of the scheme to take account the revision to 30 residential units. The analysis shows that any further affordable housing provision above that which is currently proposed by the application would be unviable.
- 9.12 Viability officers advise that the proposed affordable housing provision of 50% by unit with an affordable housing tenure split of 73% social rent and 27% shared ownership constitutes the maximum viable amount of affordable housing.

Quality of Residential Accommodation

- 9.13 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. Development Management Policy DM3.4 sets out the detail of these housing standards.
- 9.14 The subdivision of the 4th floor flat would provide two 1-bed units with floorspace of 58sqm and 66sqm. This exceeds with the minimum national standard of 50sqm for a 1-bed/2 person flat. The bedrooms would also exceed the 11.5sqm minimum requirement.
- 9.15 The units would be dual aspect with access to good natural light and ventilation. The smaller flat would benefit from 6sqm of external amenity space in the form of a balcony, whilst the larger unit would enjoy a balcony and roof terrace.

Original flat



Proposed flats



Dwelling mix

- 9.16 Development Management Policy DM3.1 requires all sites to provide a good mix of housing sizes. The 3-bed unit was oversized at 126sqm and as such, it is considered that two flats is a better, more efficient use of the site.

Amenity

- 9.17 There are no external changes to the building, other than a minor change to a pillar, so there would be no increase in height, nor any changes to fenestration. As such, the replacement of one 3-bed/6 person unit with two 1-bed/2 person units is not considered to make a noticeable change in terms of the development's impact on light, privacy or noise.

Highways and Transportation

- 9.18 Most transport matters are based on the number of habitable rooms, as such cycle parking provision and the number of wheelchair accessible parking bays remains unchanged.
- 9.19 Similarly there is considered to be no difference in terms of servicing or construction traffic, both of which would continue to be controlled by the relevant management plans.

Energy Conservation and Sustainability

- 9.20 The energy officer advises that an additional unit will have a negligible impact on the energy performance and carbon emissions of the development. As a result, there is no objection from the energy officer.

Planning Obligations, Community Infrastructure Levy and local finance considerations

- 9.21 A number of site-specific contributions will be sought, which are not covered by CIL. The various obligations have been recalculated to take account of the additional units. However in this case while the number of units has increased, the habitable room count does not change and the additional unit has not resulted in a requirement for additional planning obligations.
- 9.22 The Council's Viability officers updated their viability appraisal of the scheme to take account the additional unit. The analysis shows that any further affordable housing provision above that which is currently proposed by the application would be unviable.

National Planning Policy Framework

- 9.23 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.

10. SUMMARY AND CONCLUSION

Summary

- 10.1 The proposed increase in the number of units is not considered to significantly alter the scheme.
- 10.2 The application proposes the construction of 30x new dwellings, provided in a 3 to 5 storey

block, with associated amenity space. A total of 15 units (50%) would be affordable. The development delivers the maximum viable level of affordable housing in accordance with London Plan (Policy 3.3) and Islington Planning Policies (CS12).

- 10.3 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 aims and objectives of London Plan and Islington Core Strategy Policies.
- 10.4 The scheme proposes a new building and the opportunity to enhance the existing estate. The proposals would provide quality amenity and open space, and more natural surveillance. The scheme has evolved as a result of the previous appeal, Design Review Panel, and pre-application advice. The overall height and massing is considered appropriate for the site, and would enhance the character and appearance of the area.
- 10.5 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.
- 10.6 The proposal would not result in any unacceptable impact on neighbouring residential amenity in terms of loss of daylight, sunlight, outlook, privacy, noise and disturbance or an increased sense of enclosure subject to condition. 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.
- 10.7 Thus, this revised proposal is still considered to provide considerable planning benefits in the provision of new housing.

Conclusion

- 10.8 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 at least 15x units, with a minimum of 70% for social rent and the remainder for shared ownership.
- The repair and re-instatement of the footways and highways adjoining the development. The cost is to be confirmed by LBI Highways, paid for by the applicant and the work carried out by LBI Highways. Conditions surveys may be required.
- Compliance with the Code of Employment and Training.
- Facilitation, during the construction phase of the development, of the following number of work placements: 2
- Each placement must last a minimum of 26 weeks. The London Borough of Islington's approved provider/s to recruit for and monitor placements, with the developer/contractor to pay wages. Within the construction sector there is excellent best practise of providing an incremental wage increase as the operative gains experience and improves productivity. The contractor is expected to pay the going rate for an operative, and industry research indicates that this is invariably above or well above the national minimum wage and even the London Living Wage (£10.55 as at 20/05/2019).
- If these placements are not provided, LBI will request a fee of: £10,000
- Compliance with the Code of Local Procurement.
- Compliance with the Code of Construction Practice, including a monitoring fee of: £3,000 and submission of site-specific response document to the Code of Construction Practice for approval of LBI Public Protection, which shall be submitted prior to any works commencing on site.
- The provision of an additional number of accessible parking bays: 4 or a contribution towards bays or other accessible transport initiatives of: £8,000
- 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: £56,948.
- 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).

- Payment of Council's legal fees in preparing the S106 and officer's fees for the preparation, monitoring and implementation of the S106.
- A S278 agreement to be entered into with the Highways Department.
- 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.
- The provision of 3x trees to be provided on the highway.
- To allow the servicing of the site to be conducted in a safe manor, two parking bays need to be removed to the south of the existing entrance to site and replaced with a single yellow line and alterations to the existing vehicular entrance.

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 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:

<p>1</p>	<p>3 Consent Period (compliance)</p> <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>
<p>2</p>	<p>Approved plans list (compliance)</p> <p>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>Site Location Plan; 15/12/01C; 15/12/02Y (Ground Floor and Site Plan); 15/12/02L (Proposed Ground Floor Plan East); 15/12/03U; 15/12/04V; 15/12/05R; 15/12/06M; 15/12/07I; 15/12/08F; 15/12/09F; 15/12/10H; 15/12/11I; 15/12/12E; 15/12/13E; 15/12/14H; 15/12/15H; 15/12/16F; 15/12/17H; 15/12/18G; 15/12/19F; 15/12/20E; 15/12/21G 15/12/22E; 15/12/24E; 15/12/25G; 15/12/26E; 619/16/1B; 3d Views; Revised Design & Access Statement by NTA dated January 2020; Revised Planning Statement by NTA dated August 2020; Revised Energy Statement by Energy Lab Rev H dated 19/02/2020; Energy Strategy by Energist dated 05/03/2018; Thermal Comfort and Adaptability Analysis by Method Consulting dated 16/02/2017; Air Quality Assessment by Gem dated September 2016; Surface Water Drainage Strategy by Ambimental dated June 2017; Surface Water Disposal maintenance Plan by Michael Ward dated 11/10/2016; Green Performance Plan; Sustainable Design & Construction Addendum to the Energy Strategy by Energist dated 05/03/2018; Transport Statement by PTP dated October 2018; Transport Statement Addendum by PTP dated February 2020; Travel Plan Statement by PTP dated October 2018; Construction and Traffic Management Plan by PTP dated October 2018; Construction Logistics Plan by PTP dated October 2018; Construction Management Plan by Train and Kemp dated October 2016; Delivery and Service Plan by PTP dated October 2018; Daylight Sunlight Report by Waterslade dated November 2018; Contaminated Land Report by SWEL dated April 2016; HIA Screening; Noise Impact Assessment Report by KP Acoustics dated 28 September 2016; Landscape Specification and Maintenance by Elizabeth Greenwood dated March 2016</p> <p>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.</p>
<p>3</p>	<p>Materials and Samples (Details)</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>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>Boundary treatments (Details)</p> <p>CONDITION: Details of boundary treatment(s) shall be submitted to and approved in writing by the Local Planning Authority prior to the practical completion of the development. The details shall include all walls, fencing, gates, footings, their design, appearance and materials, the details shall indicate whether the boundary treatments form proposed, retained or altered boundary treatments.</p> <p>The boundary treatments shall be carried out strictly in accordance with the details so approved, installed/erected/operational prior to the first occupation of the development and shall be maintained as such thereafter.</p> <p>REASON: To ensure that the resulting boundary treatment(s) is functional, attractive and secure.</p>
5	<p>Piling Method Statement (Details)</p> <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 impact on local underground sewerage utility infrastructure</p>
6	<p>Air Quality (Details)</p> <p>CONDITION: Prior to the commencement of 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.</p> <p>REASON: For the protection of neighbouring residential amenity.</p>
7	<p>Construction Management Plan (Details)</p> <p>CONDITION: A Construction Management Plan assessing the environmental impacts (including (but not limited to) 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> <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>
8	<p>Green Performance Plan (Details)</p> <p>CONDITION: A Full Green Performance Plan including details of monitoring arrangements shall be submitted to the local planning authority in accordance with the draft Green Performance Plan within 6 months of the occupation of the development hereby permitted, and a final report on the implementation of the Green Performance</p>

	<p>Plan shall be submitted in writing to the local planning authority in accordance with the approved details.</p> <p>REASON: In order to ensure sustainable development, which minimises CO2 emissions, energy consumption and water usage.</p>
9	Bird Boxes (Details)
	<p>CONDITION: Details of swift boxes, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the hereby approved development. The number and position of bird boxes needs to be determined on site by a qualified ecologist. The details shall include the exact location, specification and design of the habitats.</p> <p>The nesting boxes shall be provided strictly in accordance with the details so approved, installed prior to the first occupation of the building to which they form part or the first use of the space in which they are contained and shall be maintained as such thereafter.</p> <p>REASON: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity.</p>
10	Photovoltaic panels (Details)
	<p>CONDITION: Prior to the commencement of superstructure works on site, details of the proposed Solar Photovoltaic Panels at the site shall be submitted to and approved in writing by the Local Planning Authority. These details shall include but not be limited to:</p> <ul style="list-style-type: none"> - Location; - Area of panels; and - Design (including elevation plans). <p>The solar photovoltaic panels as approved shall be installed prior to the first occupation of the development and retained as such permanently thereafter.</p> <p>REASON: In the interest of addressing climate change and to secure sustainable development and to secure high quality design in the resultant development.</p>
11	Green/brown roofs (Details)
	<p>CONDITION: Details of the biodiversity (green/brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The biodiversity (green/brown) roof(s) shall be:</p> <ol style="list-style-type: none"> a) biodiversity based with extensive substrate base (depth 80-150mm); b) laid out in accordance with the plans hereby approved; and c) planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (the seed mix shall be focused on wildflower planting, and shall contain no more than a maximum of 25% sedum). <p>The biodiversity (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.</p> <p>The biodiversity 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 provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity.</p>
12	Inclusive Design (Details)

	<p>CONDITION: Prior to occupation of the development, to ensure compliance with the principles of Inclusive Design, the following amendments/details shall be provided unless otherwise agreed in writing:</p> <ol style="list-style-type: none"> Repositioning of the WCs to ensure the basins should not encroach on the turning circle (Cat 2) or turning square (Cat 3) by more than 200mm. The layout of the regular bike racks to ensure a 1500mm clear space alongside to facilitate access for ambulant disabled cyclists. <p>REASON: In order to facilitate and promote inclusive and sustainable communities.</p>
13	<p>Privacy Screens to balconies (Details)</p> <p>CONDITION: Notwithstanding the drawings hereby approved, details and samples of the proposed privacy screens to the balconies and terrace at first, second and third floors on the north west elevation, as shown on drawings 15/12/05P and 15/12/17/H shall be submitted to and approved in writing prior to first occupation of the residential units hereby approved.</p> <p>The privacy screens shall be installed prior to first occupation of the residential units hereby approved and maintained in perpetuity.</p> <p>REASON: For the protection of neighbouring residential amenity.</p>
14	<p>Obscurely Glazed Windows (Compliance)</p> <p>CONDITION: The three no. windows at first, second and third floors, to the north west elevation shown on elevation drawing 15/12/05P as being obscure glazed shall be installed as such prior to occupation and permanently fixed shut, and maintained as such in perpetuity.</p> <p>REASON: For the protection of neighbouring residential amenity and the local transport network.</p>
15	<p>Servicing arrangements (Details)</p> <p>CONDITION: Prior to occupation full details of all service vehicle deliveries / collections / visits to and from the site shall be submitted to and approved in writing. Servicing shall be carried out in compliance with the details approved unless agreed in writing with the Council.</p> <p>REASON: To ensure that resulting servicing arrangements do not adversely impact on existing and future residential amenity.</p>
16	<p>Landscaping and Play Equipment (Details)</p> <p>CONDITION: A landscaping scheme for the communal amenity area shall be submitted to and approved in writing by the Local Planning Authority prior to the completion of the relevant phase. The scheme shall include the following details:</p> <ol style="list-style-type: none"> <i>existing and proposed underground services and their relationship to both hard and soft landscaping;</i> <i>proposed trees: their location, species, size and section showing rooting area (along with details to show the trees would not cause any undue shadowing of existing dwellings);</i> soft plantings: including grass and turf areas, shrub and herbaceous areas; topographical survey: including earthworks, ground finishes, top soiling with both conserved and imported topsoil(s), levels, drainage and fall in drain types; enclosures and boundary treatment: including types, dimensions and treatments of walls, fences, screen walls, barriers, rails, retaining walls and hedges; hard landscaping: including ground surfaces, kerbs, edges, ridge and flexible pavings, unit paving, furniture, steps and if applicable synthetic surfaces;

	<p>g) inclusive design principles adopted in the landscaped features, h) all playspace equipment and structures; and i) any other landscaping feature(s) forming part of the scheme.</p> <p>All landscaping in accordance with the approved scheme shall be completed / planted during the first planting season following practical completion of the relevant phase of the development hereby approved in accordance with the approved planting phase. The landscaping and tree planting shall have a two-year maintenance / watering provision following planting and any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of completion of the development shall be replaced with the same species or an approved alternative to the satisfaction of the Local Planning Authority within the next planting season. 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 biodiversity, sustainability, playspace and to ensure that a satisfactory standard of visual amenity is provided and maintained.</p>
17	Arboricultural Impact Assessment/Tree Survey/Tree Protection (Details)
	<p>CONDITION: No development (including demolition works) shall take place on site until a tree survey and details of the retention and adequate protection of all trees and tree root systems bordering and adjacent to the site have been submitted to and approved in writing by the Local Planning Authority.</p> <p>The tree retention and protection shall be carried out strictly in accordance with the details so approved, installed/carried out prior to works commencing on site, and shall be maintained for the duration of the works.</p> <p>REASON: To protect the health and stability of trees to be retained on the site and to neighbouring sites, and to ensure that a satisfactory standard of visual amenity is provided and maintained.</p>
18	Secure By Design Accreditation (Compliance)
	<p>CONDITION: Prior to occupation evidence of Secure by Design accreditation shall be submitted to the Council.</p> <p>REASON: To ensure that the security details relating to the residential communal entrances are appropriate and adequately secure of the development.</p>
19	Cycle storage (Details)
	<p>CONDITION: Details of the layout, design and appearance (shown in context) of the bicycle 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 54 cycle spaces.</p> <p>The bicycle 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 parking is available and easily accessible on site and to promote sustainable modes of transport.</p>
20	Wheelchair homes (Details)
	<p>CONDITION: Details of a minimum of three wheelchair/ wheelchair adaptable units shall be provided prior to the first occupation of the development.</p>

	<p>Notwithstanding the plans hereby approved, the layout/design of the wheelchair / wheelchair adaptable units shall be designed in accordance with Wheelchair Accessible Housing standards and details 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 provided in the following format:</p> <p>a) Plans (and if necessary elevations) to scale 1:50; and</p> <p>b) An accommodation schedule responding to Islington's 17 Wheelchair Accessible Housing standards.</p> <p>The development shall be constructed strictly in accordance with the details so approved and permanently retained as such.</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>
21	Roof top plant (Details)
	<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> <p>a) roof-top plant;</p> <p>b) ancillary enclosures/structure; and</p> <p>c) lift overrun</p> <p>The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: In the 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>

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</p>

	<p>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. 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: 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	Car-Free Development
	<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	London Fire Commissioner
	<p>The Commissioner strongly recommends that sprinklers are considered for new developments and major alterations to existing premises, particularly where the proposals relate to schools and care homes. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life. The Commissioner's opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupier. Please note that it is our policy to regularly advise our elected Members about how many cases there have been where we have recommended sprinklers and what the outcomes of those recommendations were. These quarterly reports to our Members are public documents which are available on our website.</p>
7	Thames Water - Groundwater Risk Management Permit
	<p>A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.</p>
8	Thames Water - water network and water treatment
	<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>
9	Watching Brief
	<p>We would advise a watching brief is kept during the development for any unexpected contamination and best practice is followed with disposal of soils and importation of clean soils.</p>

10	Secured by Design:
	You are reminded to refer to the provisions of the Secured by Design Commercial Developments 2015 Guide (or any replacement guidance), in relation to the risk of crime within both the public and non-public areas of the proposed development, and preventative measures

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.

2. Development Plan

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

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

1 Context and strategy	5 London's response to climate change
Policy 1.1 Delivering the strategic vision and objectives for London	Policy 5.1 Climate change mitigation
	Policy 5.2 Minimising carbon dioxide emissions
	Policy 5.3 Sustainable design and construction
2 London's places	Policy 5.4 Retrofitting
Policy 2.1 London in its global, European and United Kingdom context	Policy 5.5 Decentralised energy networks
Policy 2.2 London and the wider metropolitan area	Policy 5.6 Decentralised energy in development proposals
Policy 2.3 Growth areas and co-ordination corridors	Policy 5.7 Renewable energy
Policy 2.4 The 2012 Games and their legacy	Policy 5.8 Innovative energy technologies
Policy 2.5 Sub-regions	Policy 5.9 Overheating and cooling
Policy 2.9 Inner London	Policy 5.10 Urban greening
Policy 2.10 Central Activities Zone – strategic priorities	Policy 5.11 Green roofs and development site environs
Policy 2.11 Central Activities Zone – strategic functions	Policy 5.12 Flood risk management
Policy 2.12 Central Activities Zone – predominantly local activities	Policy 5.13 Sustainable drainage
Policy 2.13 Opportunity areas and intensification areas	Policy 5.14 Water quality and wastewater infrastructure
Policy 2.14 Areas for regeneration	Policy 5.15 Water use and supplies
Policy 2.15 Town centres	Policy 5.16 Waste self-sufficiency
Policy 2.17 Strategic industrial locations	Policy 5.17 Waste capacity
Policy 2.18 Green infrastructure: the network of open and green spaces	Policy 5.18 Construction, excavation and demolition waste
	Policy 5.19 Hazardous waste
	Policy 5.20 Aggregates
	Policy 5.21 Contaminated land
	Policy 5.22 Hazardous substances and installations
3 London's people	6 London's transport
Policy 3.1 Ensuring equal life chances for all	Policy 6.1 Strategic approach
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 3.6 Children and young people's play and informal recreation facilities
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 and mixed use schemes
Policy 3.13 Affordable housing thresholds
Policy 3.14 Existing housing
Policy 3.15 Coordination of housing development and investment
Policy 3.16 Protection and enhancement of social infrastructure
Policy 3.17 Health and social care facilities
Policy 3.18 Education facilities
Policy 3.19 Sports facilities

4 London's economy

Policy 4.1 Developing London's economy
Policy 4.2 Offices
Policy 4.3 Mixed use development and offices
Policy 4.4 Managing industrial land and premises
Policy 4.5 London's visitor infrastructure
Policy 4.6 Support for and enhancement of arts, culture, sport and entertainment provision
Policy 4.7 Retail and town centre development
Policy 4.8 Supporting a successful and diverse retail sector
Policy 4.9 Small shops
Policy 4.10 New and emerging economic sectors
Policy 4.11 Encouraging a connected economy
Policy 4.12 Improving opportunities for all

Policy 6.2 Providing public transport capacity and safeguarding land for 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
Policy 6.6 Aviation
Policy 6.7 Better streets and surface transport
Policy 6.8 Coaches
Policy 6.9 Cycling
Policy 6.10 Walking
Policy 6.11 Smoothing traffic flow and tackling congestion
Policy 6.12 Road network capacity
Policy 6.13 Parking
Policy 6.14 Freight
Policy 6.15 Strategic rail freight interchanges

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 7.7 Location and design of tall and large buildings
Policy 7.8 Heritage assets and archaeology
Policy 7.9 Heritage-led regeneration
Policy 7.10 World Heritage Sites
Policy 7.11 London View Management Framework
Policy 7.12 Implementing the London View Management Framework
Policy 7.13 Safety, security and resilience to emergency
Policy 7.14 Improving air quality
Policy 7.15 Reducing noise and enhancing soundscapes
Policy 7.16 Green Belt
Policy 7.17 Metropolitan Open Land
Policy 7.18 Protecting local open space and addressing local deficiency
Policy 7.19 Biodiversity and access to nature
Policy 7.20 Geological conservation
Policy 7.21 Trees and woodlands

Policy 7.22 Land for food
Policy 7.23 Burial spaces
Policy 7.24 Blue Ribbon Network
Policy 7.25 Increasing the use of the Blue Ribbon Network for passengers and tourism
Policy 7.26 Increasing the use of the Blue Ribbon Network for freight transport
Policy 7.27 Blue Ribbon Network: supporting infrastructure and recreational use
Policy 7.28 Restoration of the Blue Ribbon Network
Policy 7.29 The River Thames
Policy 7.30 London's canals and other rivers and waterspaces

8 Implementation, monitoring and review
Policy 8.1 Implementation
Policy 8.2 Planning obligations
Policy 8.3 Community infrastructure levy
Policy 8.4 Monitoring and review for London

B) Islington Core Strategy 2011

Spatial Strategy
Policy CS8 (Enhancing Islington's Character)

Strategic Policies
Policy CS9 (Protecting and Enhancing Islington's Built and Historic Environment)
Policy CS10 (Sustainable Design)
Policy CS11 (Waste)
Policy CS12 (Meeting the Housing Challenge)

Policy CS15 (Open Space and Green Infrastructure)
Policy CS16 (Play Space)
Policy CS17 (Sports and Recreation Provision)

Infrastructure and Implementation
Policy CS18 (Delivery and Infrastructure)
Policy CS19 (Health Impact Assessments)
Policy CS20 (Partnership Working)

C) Development Management Policies June 2013

Design and Heritage

- DM2.1 Design
- DM2.2 Inclusive Design

Housing

- DM3.1 Mix of housing sizes
- DM3.2 Existing housing
- DM3.3 Residential conversions and extensions
- DM3.4 Housing standards
- DM3.5 Private outdoor space
- DM3.6 Play space
- DM3.7 Noise and vibration (residential uses)
- DM3.8 Sheltered housing and care homes

Health and open space

- DM6.1 Healthy development
- DM6.2 New and improved public open space
- DM6.3 Protecting open space
- DM6.4 Sport and recreation
- DM6.5 Landscaping, trees and biodiversity
- DM6.6 Flood prevention

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
- 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

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

D)

Site Allocations June 2013

Site Allocation OIS11 - 100 Hornsey Road,
London, N7 7NG

5. Designations

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

- Local Flood Risk Zone

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

The following SPGs and/or SPDs are relevant:

- | | |
|-----------------------------------|--|
| Islington Local Development Plan | London Plan |
| - Environmental Design | - Accessible London: Achieving and Inclusive Environment |
| - Accessible Housing in Islington | - Housing |
| - Inclusive Landscape Design | - Sustainable Design & Construction |

- Planning Obligations and S106
- Urban Design Guide

- Providing for Children and Young Peoples Play and Informal Recreation
- Planning for Equality and Diversity in London

APPENDIX 3 Committee Report 18th May 2020 and minutes

