



PLANNING COMMITTEE REPORT

PLANNING SUB-COMMITTEE B		
Date:	18 January 2020	NON-EXEMPT

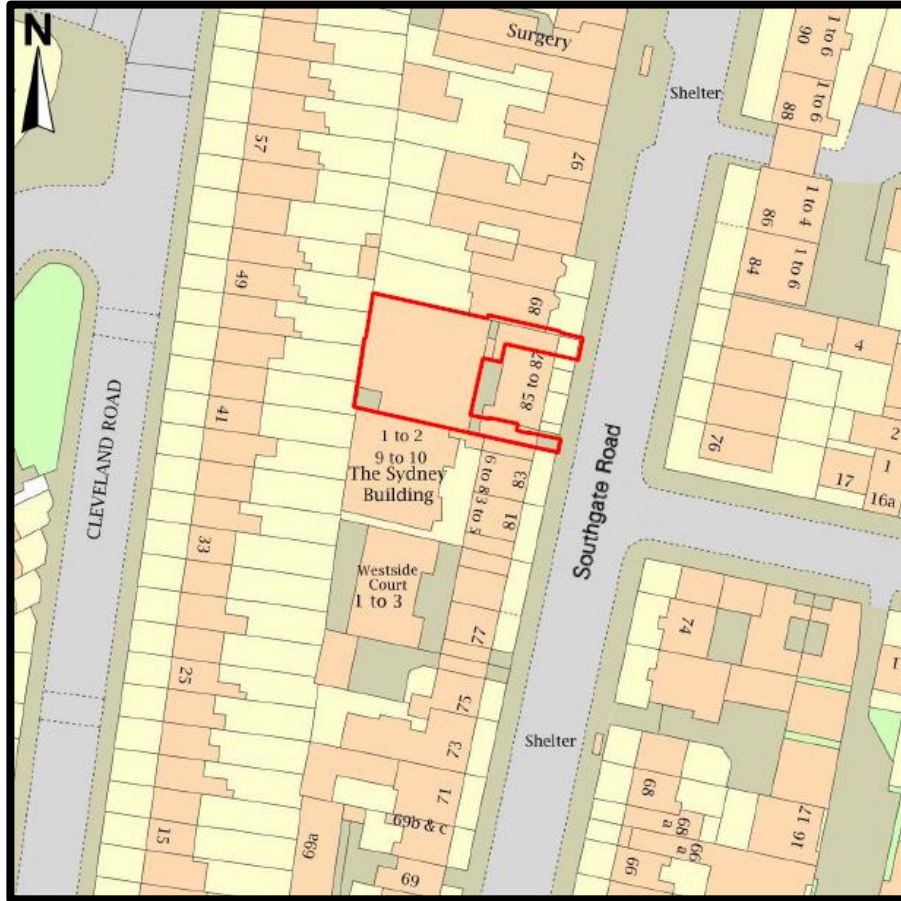
Application number	P2020/1700/FUL
Application type	Full Planning Application
Ward	Canonbury
Listed building	No
Conservation area	East Canonbury Conservation Area
Development Plan Context	Article 4 Direction A1-A2 (Rest of the borough)
Licensing Implications	None
Site Address	85-87 Southgate Road, London, N1 3JS
Proposal	Change of use of building from A1 use (retail with ancillary residential) [876sqm] to Class E (office with production rooms), external minor alterations to include replacement entrance door, cycle parking, window replacements; replacement of existing winter garden at first floor level, installation of 2x mechanical plant and associated screened plant enclosure at roof level, courtyard alterations and associated works.

Case Officer	Samir Benmbarek
Applicant	Young Turks HQ Ltd.
Agent	DP9

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

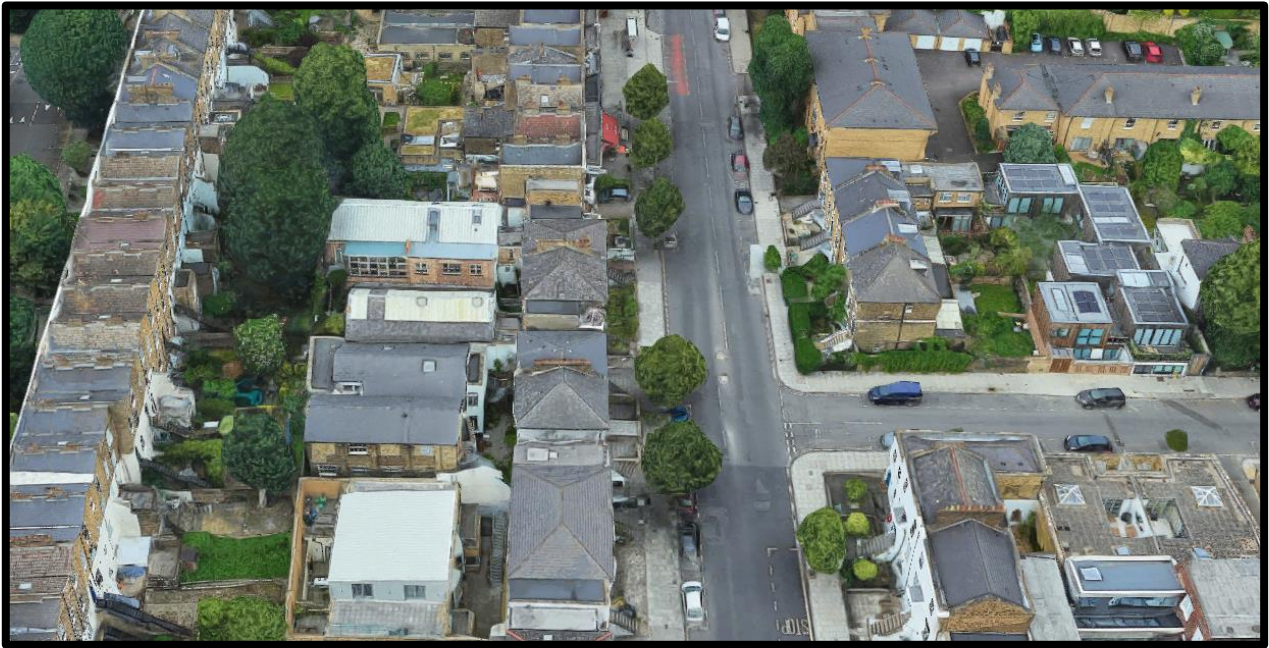


Image 1: Aerial view with context of site and surroundings.



Image 2: Site entrances (building core located behind semi-detached buildings).



Image 3: Antique store with pitched roof above.



Image 4: Existing antique store.



Image 5: Ancillary residential unit.



Image 6: Ancillary residential unit.

4. SUMMARY

- 4.1 The application proposes the change of use of the existing building from an antique furniture shop to an office/production studios along with external alterations to include the installation of a new entrance door, replacement winter garden and glazing, the installation of two air conditioning units along with an associated plant enclosure.
- 4.2 The existing building comprises retail floorspace (formerly Use Class A1 but now Use Class E), with a gross internal area (GIA) of 876 square metres. At first floor and mezzanine level there is an ancillary residential unit. This unit is dependent upon access from within the retail unit, with a corridor leading from a shared entrance that operates as part of the retail function, with goods displayed.
- 4.3 The converted floorspace would be 876sqm of Class E floorspace to be used for the applicant's (Young Turks) main commercial premises. This would comprise general office space at ground floor level, meeting rooms at first floor level and production studios located at basement level.
- 4.4 The proposed change of use from retail to office/recording studio is acceptable in land use terms following a review of the applicant's marketing material, which demonstrates that there is no reasonable prospect of the unit to continue operating in retail use.
- 4.5 The proposed external alterations of the proposed development are considered to be acceptable in design terms and would preserve the character and appearance of the East Canonbury Conservation Area.
- 4.6 The proposed development 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 proposed development is also considered to not cause undue impact in respect to noise and disturbance subject to conditions. The proposal therefore accords with policy DM2.1 of the Islington Development Management Policies 2013.
- 4.7 The proposal is considered to accord with the Development Plan.
- 4.8 The application is referred to committee given the number of objections received (8).

5. SITE AND SURROUNDINGS

- 5.1 The application site is located on the western side of Southgate Road, in between Northchurch Road and Downham Road. The application site is predominantly located behind a pair of semi-detached buildings that front Southgate Street.
- 5.2 The building is not statutorily or locally listed; however, the site is located within the East Canonbury Conservation Area. The site is not located in an employment or retail designations under the Islington Core Strategy and Development Management Policies.
- 5.3 The existing building is a mid-Victorian construction and has been altered in a piecemeal fashion, evident by the different tone brickwork, winter garden, glazing and corrugated roof. The original design of the building consisted of a glazed pitched rooflight over the centre of the roof. The main core of the building is located to the rear of a pair of semi-detached houses (built c.1860) with two projecting side returns located on each side of the pair of houses providing access to the site. The northern side return provides the principal entrance to the site.

- 5.4 The building is in use as an antique furniture shop with ancillary residential accommodation located at first floor level. The GIA of the building is 876 sqm.
- 5.5 This part of Southgate Road is characterised by semi-detached pairs of houses with linked gaps comprising lower built form and buildings located at the rear in the same manner as the application site. Whilst these rear buildings were originally built as factories or light industrial units, these have been converted over time to be predominantly housing. As is the case at the application site, many of the rear buildings within this row have had later alterations, whilst others have been demolished and rebuilt.
- 5.6 To the west (rear) of the site are three-storey over basement residential buildings that front onto Cleveland Road which were also built during the mid-Victorian period. To the immediate north of the site, fronting Southgate Road, are three-storey mid-Victorian buildings with commercial uses at ground floor level. The row of buildings to the north are located within the Southgate Road Local Shopping Area.
- 5.7 The area is predominantly residential in its use with some commercial and light industrial uses present. Victorian architecture is prevalent and fundamental to the character and appearance of the East Canonbury Conservation Area.
- 5.8 Southgate Road forms the borough boundary with the London Borough of Islington on the western side and London Borough of Hackney on the eastern side.

6. PROPOSAL (IN DETAIL)

- 6.1 The application seeks planning permission for the change of use of the existing building from an antique furniture shop use (including an ancillary residential unit) to office/recording studio. The floorspace concerned measures 876sqm.
- 6.2 Proposed external alterations include the installation of a replacement winter garden, installation of two air conditioning units and associated enclosure on the flat roof. At the front of the site, a new entrance door is proposed within the northern entrance/exit. The winter garden would be constructed of glazing and aluminium framing, the enclosure constructed from brickwork and the new entrance door from timber.
- 6.3 Internally, the recording studios would be located at basement level with general office space located at ground and first floor level. Meeting rooms would be located at first floor level.
- 6.4 No extensions are proposed and there is no increase or decrease of the existing floorspace.

7. RELEVANT HISTORY:

No. 85-87 Southgate Road:

- 7.1 831984- Alterations and refurbishment of existing factory and change of use of front building (excluding ground floor of No.87 which remains in use with the factory) to form 5 one bedroom flats with associated external alterations including two first floor side extensions (as revised by Plan Nos. SR 5&6). **Approved with conditions 09/03/1984.**
- 7.2 941173- Demolition in connection with change of use of part basement and ground floors to A1 (antique gallery) and first floor to residential -forming one 2-bedroom flat. **Approved with conditions 09/11/1994.**
- 7.3 941174- Change of use from Business (B1) to provide an Antique Gallery (A1) at ground floor and part of basement and to form one x 2 bedroom flat at first floor entailing alterations. **Approved with conditions 16/01/1995.**

- 7.4 950773- Amendment to planning permission granted on 03/02/1995 Ref. No.94/1174. **Approved with conditions 23/05/1995**

Pre-application

- 7.5 Q2019/3693/MIN- Change of use of existing unit (including associated living quarters) from retail (A1 use) to recording studio (B1 use). **Completed 11/02/2020.**

8. CONSULTATION

Public Consultation

- 8.1 Letters were sent to occupants of 148 adjoining and nearby properties at Southgate Road and Cleveland Road on 17/07/2020 and site and press notices were displayed on 18/07/2020.
- 8.2 Following the submission of the acoustic report in relation to the proposed mechanical plant, the application was re-consulted on. Letters were sent again to the same properties on 23/11/2020 and site and press notices were displayed on the 26/11/2020. The public consultation therefore expired on 20/12/2020; however it is the Council's practice to continue to consider representations made up until the date of a decision.
- 8.3 At the time of the writing of this report a total of **8** responses 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):

Land Use

The proposed use does not conform to the character of the local area (**Paragraphs 10.2-10.35**)

General Operation and Amenity

- Concerns of day-to-day operation of the site including general noise, transport, staff, patrons, delivery of instruments and associated management of the building;
- The knock-on impacts of the recording studio (fans, etc.) would cause disruption to the amenity of the locality;
- Concern regarding waste and refuse arrangements ;
- Entrance points to the building and concerns of loitering.
(Paragraphs 10.48-10.71 and paragraphs 10.72-10.74)

Noise, Vibration and Amenity

- Concern regarding noise and vibration levels given the nature of the proposed use and assurance of the use of soundproofing
- Disruption from the use of the rear terrace
(Paragraphs 10.53-10.68)

Design and Character

- Clarity required regarding the proposals for the southern entrance
(Paragraphs 10.36-10.47)

Construction Works

- Disruption and inconvenience from building works and its duration
(Paragraphs 10.66-10.71)

Internal Consultees

- 8.4 **Planning Policy:** No objection to the change of use given the site's location and following a review of the submitted marketing material.

- 8.5 **Conservation and Design Officer:** No objection to the proposed external alterations including mechanical plant and enclosure.
- 8.6 **Inclusive Design Officer:** If the development is to provide wheelchair accessible units, 2x lifts are a requirement.
- 8.7 **Environmental Health:** No objection to the proposed development subject to conditions in respect to sound insulation of the building and the proposed mechanical plant.

9. 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

- 9.1 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.)
- 9.2 National Planning Policy Framework 2019 (NPPF): Paragraph 10 states: "at the heart of the NPPF is a presumption in favour of sustainable development.
- 9.3 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.
- 9.4 Since March 2014 Planning Practice Guidance for England has been published online.
- 9.5 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.
- 9.6 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.

- 9.7 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.
- 9.8 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.
- 9.9 In line with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, in assessing the proposals hereby under consideration, special regard has been given to the desirability of preserving the Conservation Area, its setting and any of its features of special architectural or historic interest.

Development Plan

- 9.10 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.
- 9.11 Some weight is attributable to the Draft London Plan.

Designations

- 9.12 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:
- East Canonbury Conservation Area

Supplementary Planning Guidance (SPG) / Document (SPD)

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

Emerging Policies

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

- 9.14 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 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 8 October 2019 and the Mayor responded on the 9 December 2019 with an 'Intend to Publish' version of the plan. The Secretary of State considered the 'Intend to Publish' version and the proposed changes and made several Directions in March and December 2020 setting out changes to some policies. On 21 December 2020 the Mayor formally approved a new 'Publication London Plan', prepared to address the Secretary of State's Directions which has been sent to the Secretary of State for his consideration. The Secretary of State has up to 6 weeks to decide if he is content for the Mayor to formally publish the London Plan. Given the advanced stage at which the draft London Plan is at the policies in the plan which are not subject to Directions can be afforded significant weight. Given what is proposed in the application, the Directions are not considered to effect the assessment of this case. The emerging

London Plan policies have been taken into account. Relevant policies in the emerging London Plan are set out below:

- Policy GC5- Growing a good economy
- Policy D1- London's form, character and capacity for growth
- Policy D4- Delivering good design
- Policy D5- Inclusive design
- Policy D12- Fire safety
- Policy D13- Agent of change
- Policy D14- Noise
- Policy E1- Offices
- Policy E2- Providing suitable business space
- Policy HC1- Heritage conservation and growth
- Policy SI 2- Minimising greenhouse gas emissions

9.15 Draft Islington Local Plan 2019

9.16 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 now in progress.

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

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

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

- Policy B1- Delivering a range of affordable business floorspace
- Policy B2- New business floorspace
- Policy R5- Dispersed retail and leisure uses
- Policy T2- Sustainable transport choices
- Policy T3- Car-free development
- Policy T5- Delivery, servicing and construction
- Policy DH1- Fostering innovation while protecting heritage
- Policy DH2- Heritage assets
- Policy DH5- Agent-of-change, noise and vibration

10. ASSESSMENT

10.1 The main issues arising from this proposal relate to:

- Land Use
- Design, Conservation and Heritage
- Neighbouring Amenity
- Inclusive Design
- Highways and Transport
- Refuse and Recycling
- Energy and Sustainable Design and Construction
- Community Infrastructure Levy (CIL)
- Other Matters

LAND USE

10.2 The site is not located within a designated Town Centre, Local Shopping Area or within an Employment Growth Area or Employment designated area. The site is also not located within the Central Activities Zone (CAZ). In terms of land use, the proposed development would involve the change of use of the existing retail floorspace to office and recording studio.

10.3 To confirm, in reference to the Land Use Gazetteer, the former use of a recording studio was B1(c), and as such is now Class E.

Loss of Retail

10.4 The Town and Country Planning (Use Classes) Regulations were updated on 1st September 2020, with former use classes A1 (Retail), A2 (Financial and Professional Services), A3 (Café/Restaurant), B1 (Office, Research and Development and Light Industrial) and parts of D1 (Medical Centre, Crèche, Day Nursery) and D2 (Gymnasium) becoming Class E. This enables buildings to have a number of flexible uses and changes to a use within the same class do not require planning permission. Therefore, in general, the change of use from retail to office would not be considered development as they are both now within the same use class.

10.5 The Town and Country Planning (Use Classes) Regulations 2020 detail that where an application is submitted prior to the updated regulations coming into force, as is the case here, it must be determined by reference to the uses or use classes under the Use Classes Order in force on 31st August 2020. Notwithstanding this, the updated Use Class Order is a material planning consideration in the assessment of the application.

10.6 Additionally, condition 3 of planning permission ref: 941174 dated 03/02/1995 reads "*The space allocated for antiques gallery and ancillary uses shall only be used for the display and sale of antiques and for no other purpose, including any other use falling within Class A1 of the Town and Country Planning (Use Classes) Order 1987.*" This would be to assess the impact of the loss of the antique furniture store should any later development be proposed changing the land use. Furthermore, given that the wording of the condition restricted even any change within its own Use Class of former A1, (which would not be considered development), it is considered that this condition would continue to apply with regard to the new Class E.

10.7 Therefore, in this instance, the acceptability of the change of use would be subject to an assessment against relevant planning policy.

10.8 Policy CS14 of the Islington Core Strategy aims to provide a range of goods and services for people who live, work and study in the borough. This includes seeking to limit to excessive loss of shops, regardless of whether it is located in a designated Town Centre, Local Shopping Area, or a non-designated area. The site is not located within a Town Centre or a Local Shopping Area and as such is considered a dispersed shop.

- 10.9 Part A of Policy DM4.7 of the Islington Development Management Policies states that the Council will support and protect shops located outside designated Town Centres and Local Shopping Area. Proposals for the change of use for such shops would not be permitted unless two criteria are satisfied. The first criteria is that the premises has been vacant for a continuous period of at least 2 years with continuous marketing evidence of this 2 year vacancy to demonstrate there is no realistic prospect of the unit being used in its current use or provide an essential service to residents in the foreseeable future. The second is that there is accessible provision of essential daily goods within a short walking distance (300m).
- 10.10 Any marketing evidence submitted to support a loss of retail floorspace should comply with the requirements of Appendix 11 of the Development Management Policies. This includes evidence of active marketing (including advertisements, particulars and brochures, registration with at least one commercial property agent, and marketing of the site at a reasonable rate), response and details of response (such as prospective occupants, further viewings, asking rate, and reasons for declining the site) and a market demand analysis.
- 10.11 The applicant has submitted comprehensive marketing evidence which is considered to comply with the requirements of Appendix 11. The site has been marketed since August 2018 to no interest from any retail occupier and no interest overall from any viewings apart from the applicant (Young Turks) to use as their offices and recording studio. The reasons for this lack of interest in the site following viewings within the two-year marketing period were detailed to be: the existing form of the building, a lack of street presence or frontage, not enough development potential and the extent of basement floor space which would be taken on. It is noted that out of the interest recorded, only one was from a retailer who declined to proceed due to no street presence or frontage.
- 10.12 Whilst the marketing evidence clearly demonstrates a lack of interest from potential retailers, it is considered that the site does not lend itself well to a retail use. The site is located behind a pair of semi-detached residential buildings with little street presence along Southgate Road and the limited scale of the two entrances would not enable a suitably sized shop frontage. The internal layout and shape of the building are also not conducive to a shop or the general requirements of a more traditional retailer.
- 10.13 Based solely on its GIA at 876sqm, it is likely that a reasonable potential interest would be a supermarket (or similar larger retailer); however, given the constraints of the site, such a use is not considered to be likely to be attractive to such potential site users. This includes lack of entrance, its location within a largely residential area, location immediately behind residential buildings and limited areas for suitable offloading from large delivery vehicles associated with such uses. The day-to-day operation including deliveries to a large retail unit may result in adverse amenity impacts to neighbouring residents.
- 10.14 On the officer site visit, it was noted the operation of the unit was more akin to a small warehouse than a general retail unit. Whilst there has been no interest from similar antique furniture retailers, it would be considered unreasonable for the site to be marketed purely as such, given it is a specific and niche form of retail.
- 10.15 The submitted marketing evidence provided is considered to sufficiently address the requirements of policy DM4.7 Part A and the loss of the existing antique furniture shop is considered acceptable. Whilst the unit has technically not been vacant within this two-year period, it would be unreasonable to not support the loss of the shop on this matter given the considerations of the form of the building in conjunction with the marketing response.
- 10.16 The Southgate Road Local Shopping Area is located within a short walking distance to the north of the site, with essential daily goods available.

10.17 Emerging policy R5 of the draft Islington Local Plan requires the loss of dispersed retail units to demonstrate 1 year of marketing evidence. Given the above considerations, it is considered the proposed development satisfies policy R5.

Loss of ancillary residential

10.18 Policy DM3.2 of the Development Management Policies 2013 states that the loss of existing self-contained housing will be resisted unless the housing is replaced with at least equivalent floorspace.

10.19 The existing residential floorspace is accessed via the antique furniture store internally with no separate external access from the street. The residential floorspace is used in conjunction with the retail unit and is occupied by the owners of the antique furniture business. Therefore, the unit is considered to not present itself as a self-contained residential units and appears to be ancillary to the retail use. Therefore, the loss of the ancillary residential accommodation is acceptable.

Proposed office/production studio

10.20 Policy CS13 (A) of the Islington Core Strategy specifies that new employment space development should be encouraged to be located within the CAZ or town centres; be flexible and meet changing business needs and to require a different types and sizes including those that can accommodate SMEs.

10.21 Part C of policy DM5.1 of the Islington Development Management Policies, business floorspace may be provided outside of Employment Growth Area and Town Centres within mixed use developments where this would enhance the character and vitality of the local area, would not detrimentally impact on residential amenity, and would not compromise residential growth.

10.22 Whilst the site is not within an identified employment area, given the site and building's constraints, it is considered an employment use would be the most efficient use of the site. The submitted marketing evidence has demonstrated no realistic prospect of continued retail uses and the scale and position of the building would be considered inappropriate to introduce residential taking into account neighbouring and future occupier amenity concerns/restraints.

10.23 Furthermore, the introduction of an employment floorspace would provide some enhancement to the character and vitality of the area given it would be converted to a use more akin to its historical use and whilst the number of employees proposed on the site is not of a significant scale, the associated employment would further contribute to the vitality and vitality of the neighbouring Southgate Road Local Shopping Area. Whilst not a material planning consideration, the use of the site prior to the implementation of planning permission ref: 941174 was historically B1.

10.24 Part F of policy DM5.1 require that new business floorspace must be designed to allow for future flexibility for a range of uses, including future subdivision and / or amalgamation for a range of business accommodation, particularly for small businesses.

10.25 Due to the configuration of the site and historic layout, the flexibility of the site is limited; however, the proposal does propose a multifunctional employment space to the building which would be occupied by a small creative business and therefore, would be likely to become more attractive to future occupiers than the existing antique furniture shop. In addition, the plans do demonstrate a division and flexibility of the operations, with production and music recording proposed at basement level, general office space at ground and first floor level and a staff area at first floor level.

10.26 Furthermore, the proposed configuration makes maximum use of the somewhat constrained amenity the building possesses. This is by locating the sound and production uses at basement level where outlook or natural light would not be required and would contribute to the reduction of sound emission (in conjunction with the proposed internal sound proofing), whilst the everyday office and creative uses would make use of the ground and first floor levels with the existing windows and large pitched rooflight.

- 10.27 Consideration has also been given to emerging policy B2 of the draft Islington Local Plan. This aims of this policy do not significantly diverge from that of policy CS13 of the Core Strategy and policy DM5.1 of the Development Management Policies in terms of principle, location and proposed internal design.
- 10.28 Therefore, in respect to land use, the proposed development is considered to be acceptable on balance. It has been demonstrated that there is no reasonable prospect of the site being able to continue as a retail unit and the proposed employment space would be the most efficient use of the site, whilst also enhancing the character and vitality of both the site and surrounding area. The overall acceptability is subject to an assessment of all other relevant policy and material planning considerations.

Class E restrictions

- 10.29 As noted above, the Town and Country Planning (Use Classes) Regulations were amended on 1st September 2020. The amended Use Class regulations omit the former Use Class B1 and introduces a new Use Class E, which encompasses office use, together with many other town centre uses. The application proposes the change of use to office/recording studio, with no other uses proposed. The assessment of the proposal is based on the applicant's submission for office/recording studio use within Class E, both in terms of the applicant's submission and the Local Planning Authority's assessment.
- 10.30 It is considered that the other uses that are encompassed by Class E would not be an appropriate use for the site or within the surrounding local context without the submission of further details and mitigation measures. The proposed site would be likely to be inappropriate for retail use (former A1) for the reasons discussed in paragraphs 10.11 and 10.12 and a retail unit with a considerably large floorspace should be located within a Town Centre and not a mainly residential area.
- 10.31 The use of the site as a café/restaurant (former A3) would be considered harmful to neighbouring residential properties by reason its inappropriate location, delivery and servicing and general noise and disturbance from patronage. Furthermore, it is anticipated that a significant amount and mechanical plant would be required for a restaurant use with a GIA of 876sqm.
- 10.32 The use of the building as clinic, health centre or nursery (former D1) is considered not appropriate given no information to demonstrate otherwise, these uses would be expected to cause a strain upon the local highway and traffic which is considered as part of neighbouring amenity. The building is also considered not to be conducive or suitable for such uses given its layout and constraints.
- 10.33 The use of the site as a gym or other form of indoor recreation (former D2) is considered inappropriate as such uses would expect longer operating hours and are generally of an intensive day-to day operation which would not complement the residential nature of its immediate location.
- 10.34 It is considered that financial and professional services (former A2) would be appropriate given the day-to day operation is similar to that of business floorspace.
- 10.35 As such, a condition is recommended restricting the use of the development to only office/recording studio (as proposed), or financial and professional services use and no other use within Class E of the Use Class Order 2020. Should any other use be proposed, this would require the submission of an application and appropriate supporting documentation.

DESIGN, CONSERVATION AND HERITAGE

- 10.36 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.
- 10.37 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.

- 10.38 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
- 10.39 Policy DM2.3 of the Development Management Policies will ensure that the borough's heritage assets are conserved and enhanced in an appropriate manner whilst development that makes a positive contribution to Islington's local character and distinctiveness will be encouraged. The site is located within the East Canonbury Conservation Area.
- 10.40 As the site is located within a conservation area, in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in assessing the proposal, special regard must be paid to the desirability of preserving or enhancing the character and appearance of the conservation area.
- 10.41 Facing Southgate Road, the main entrance door on the northern side infill would be replaced by timber doors with side glazed panels which is considered acceptable and an improvement to the existing which does not appear as welcoming along the street scene. The new entrance would also contribute to some presence on the street from the future occupiers. The doors to the southern entrance would be repaired providing further minor improvement.
- 10.42 Elsewhere, at ground floor level, external alterations include part demolition of the rear elevation facing the courtyard to be replaced with a floor to ceiling height Crittall glazing and the installation of a rooflight on the courtyard to provide light to the basement level below. These alterations are considered acceptable in design and would not be visible in public views and very limited private views given its location behind a high boundary wall. On the northern elevation, the glazing within the windows would be replaced with the framing retained.
- 10.43 At first floor level, the glazing for the winter garden on the southern elevation would be replaced with Crittall glazing which is an enhancement to the building from the existing uPVC with the windows on the western elevation bricked up. The doors leading to the rear external staircase would also be replaced in Crittall-style. These alterations would also provide more a reference to the original use of the building as a factory. The extent of the winter garden would not be increased as a result of the proposal.
- 10.44 At roof level, a plant enclosure would be constructed inbetween the two pitched roofs with two air conditioning units proposed. The Islington Urban Design Guide advises that any plant or machinery should be located within the building if possible and at low level. Paragraph 23.8 of the East Canonbury Conservation Area Design Guide reads "*The Council is opposed to the erection of plant rooms, air conditioning unit and other services...at roof level where this can be seen from street level or public space, including long views from side streets*".
- 10.45 Whilst the plant and enclosure would be located upon the roof of the building, it would not be visible from any public views, including gaps seen from side streets. It would be visible in limited private views given its position within two pitched roofs, the proposed enclosure, and to a degree the nearby trees. The design, extent and position of the mechanical plant and enclosure is considered acceptable in respect to the subject building given the building's overall appearance.
- 10.46 In accordance with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, in assessing the proposals hereby under consideration, special attention has been paid to the desirability of preserving or enhancing the character and appearance of the East Canonbury Conservation Area. Given the above, the proposal is not considered to cause harm to the character or appearance of the host building, or the wider conservation area. The proposed development is considered to of a high quality design that is sensitive to its context. It would enhance and not detract from the character and appearance of the East Canonbury Conservation Area as seen within public and private views. Therefore, the proposed development complies with the National Planning Policy Framework 2019, policies 7.4, 7.6 and 7.8 of the London Plan 2016, policies CS8

and CS9 of the Islington Core Strategy 2011 and policies DM2.1 and DM2.3 of the Development Management Policies 2013. The development also adheres to the guidance in the Islington Urban Design Guide 2017 and the East Canonbury Conservation Area Design Guidelines 2002.

- 10.47 Consideration has also been taken into policies DH1 (Fostering innovation and conserving and enhancing the historic environment) and DH2 (Heritage assets) of the Draft Islington Local Plan. The proposed alterations are considered acceptable and would not detract from this part of East Canonbury Conservation Area. It is noted that the aims of policy DH2 of the Draft Local Plan does not diverge significantly from that of policy DM2.3 of the Development Management Policies in respect to heritage assets.

NEIGHBOURING AMENITY

- 10.48 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.

Daylight, sunlight and overshadowing

- 10.49 In general, for assessing the sunlight and daylight impact of new development on existing buildings, Building Research Establishment (BRE) criteria is adopted. In accordance with both local and national policies, consideration has to be given to the context of the site, the more efficient and effective use of valuable urban land and the degree of material impact on neighbours.
- 10.50 Given that the existing form and scale of the building is maintained as result of the proposed development, with the plant enclosure not adding significant bulk, it is considered that the amenity of neighbouring occupiers is not impacted in regards to daylight and sunlight.

Outlook

- 10.51 The proposal would introduce a plant enclosure on the flat part of the roof of the building which given its distance from nearby windows due to plot depths, is considered to not harmfully impact the outlook of neighbouring occupiers along Southgate Road or Cleveland Road.

Privacy

- 10.52 The replacement winter garden would be in the same location as the existing and as such the levels of neighbouring privacy would not be decreased. Furthermore, given the winter garden would serve an office use, the perception of overlooking by neighbours may be decreased in comparison to the existing ancillary residential.

Mechanical Plant

- 10.53 Policy DM2.1 also states development should not have an adverse impact on amenity in respect to noise and disturbance.
- 10.54 A noise assessment has been submitted by the applicant to demonstrate the potential impacts of the development in terms of noise. The report concludes that the noise emitted from the proposed plant would not result in an adverse impact to nearby residential properties. The noise assessment has been reviewed by the Council's Public Protection Officer who has noted that the report details that the plant would operate at 70% capacity at all times.

- 10.55 The Council's Public Protection Team raises no objection to the proposed mechanical plant subject to a condition to limit the noise emitted from the plant to at least 5bD(A) below the background noise.
- 10.56 The submitted noise report assumes 12dBA attenuation for the screen of the plant enclosure, that the plant operates at 70% capacity and that the pumps have no acoustic character such as intermittency, tonality, impulsivity as examples. Therefore, another condition would be secured upon approval for the submission of a post installation report to assess the noise from the proposed plant will demonstrate with the 5Bd(A) level as required by the previous condition.

Sound emission

- 10.57 The submitted Design and Access Statement details that the basement rooms where the music production operations would take place would be designed as 'box in a box' structures. This proposed form of internal soundproofing would ensure there would be no sound emission from the recordings which would contribute to maintaining neighbouring amenity as well for the quality of the recordings.
- 10.58 The proposed form of soundproofing has been reviewed by the Council's Public Protection Officer who does not raise concern on the principle of such; subject to a condition of the full details and particulars of the soundproofing prior to any superstructure works on the site. This condition is to ensure the music recordings would not cause adverse impacts to nearby residential receptors in respect to noise.

General operation

- 10.59 The proposed submission details that the maximum working persons within the building at any one time would be 67 persons; although this would not be the case for the majority of the time. Whilst the general business operating times are from 9am-6pm Monday Friday, there is the likelihood that operations may take place outside of those days/hours given the nature of the proposed use and occupiers.
- 10.60 Whilst it is acknowledged that the nature of the operations would sometimes be outside the typical business hours, given the introduction of such a use within a mainly residential context (including close proximity to residential units), it is considered that a condition to limit the operating times of the proposed use would be reasonable as to not address this could potentially result in operations within the late-night/early morning period which would cause harm to the amenity of neighbouring residents.
- 10.61 The recommended times of operation are 07:00-21:00 Monday to Saturdays, 09:00am-18:00 Sundays and Bank Holidays.
- 10.62 A further condition is recommended requiring details of servicing and delivery hours of the proposed operations. This would include general deliveries and servicing as well as transporting equipment and instruments to and from the site. The proposed servicing hours are 08:00-20:00 Monday to Saturdays and not at all during Sundays and Bank Holidays
- 10.63 In addition, it is considered that an Operational Management Plan would also be appropriate. This would outline the day-to-day operation of the proposed use, potential impacts and ways to mitigate any potential issues in order to not adversely impact upon surrounding residential occupiers. Such aspects of the day-to-day operations include (but are not limited to) staff, patrons, guests, security, lighting, recording operations and other aspects of the proposed operations that are considered relevant.

- 10.64 Representations received have highlighted concerns about noise from the proposed courtyard at ground floor level. Given the scale of the courtyard, its ground floor location and that it would be obscured by the boundary wall, it is considered on balance that the use of the proposed courtyard would not give rise to any significant amenity impacts.
- 10.65 Overall, the proposed development is considered to be acceptable on balance subject to the imposition of the suggested conditions in respect to neighbouring amenity. As such, the proposed development therefore complies with policy 7.6 of the London Plan, and policy DM2.1 of the Islington Development Management Policies 2013.

HIGHWAYS AND TRANSPORT

- 10.66 The site has average access to public transport and the Public Transport Accessibility (PTAL) rating is 3. Bus routes which serve the site are 21, 76 and 141. The site is a ten-minute walk from Dalston Junction Overground Station which provides regular weekday and weekend services across East London and towards South London as far as Croydon. Canonbury Station is a fifteen minute walk from the site with Overground services from Stratford to Willesden Junction with some services continuing on the Clapham Junction or Richmond.
- 10.67 Islington policy identifies that all new development shall be car free. Policy DM8.5 stipulates that no provision for vehicle parking or waiting will be allowed for development, except for essential drop-off and wheelchair accessible parking. The proposal does not include the provision of off-street car parking. Car free development means no parking provision will be allowed on site and office and staff will have no ability to obtain car parking permits.
- 10.68 Upon approval, a condition would be attached to secure the development as car-free. This is required to ensure that the development meets the requirements of Part H of Core Strategy Policy CS10 (Sustainable development), and Development Management Policy DM8.5 (Vehicle parking).
- 10.69 The provision of secure, sheltered and appropriately located cycle parking facilities (residents) will be expected in accordance with Transport for London's guidance: 'Cycle Parking Standards – TfL Proposed Guidelines' and Policy DM8.4 and Appendix 6 of the Development Management Policies 2013. In accordance with Appendix 6 of the Islington Development Management Policies 2013, 11x bicycle spaces should be provided for the office floorspace. The allocation proposed (16 spaces) would surpass minimum requirements. Four spaces would be proposed outside the northern entrance and 12 spaces would be proposed within the building core which is considered acceptable on balance given the existing site constraints.
- 10.70 The arrangements are acceptable in principle and a compliance condition would be attached upon approval to ensure its installation. The proposal is considered to accord with policy DM8.4 and Appendix 6 of the Development Management Policies 2013 and the Cycle Parking Standards – TfL Proposed Guidance.
- 10.71 Given there would not be substantial construction works as part of the development, it is considered that a construction method statement would not be necessary in this instance to monitor impacts on the highways or neighbouring amenity.

REFUSE AND RECYCLING

- 10.72 The Islington Street Environment Services 'Recycling and Refuse Storage Requirements' provides details on the requirements for refuse and recycling storage within commercial developments.
- 10.73 The submission details that the refuse and recycling bins would be stored internally with the bins wheeled out for refuse collection. This would reduce the impact of external waste storage and facilities which would contribute to the visual impact of the surrounding area and neighbouring amenity given it would no longer be located alongside the front neighbouring boundaries.
- 10.74 The proposed details in regards to refuse and recycling meet the requirements from Street Environment Services and as such this aspect of the development is considered acceptable.

ENERGY AND SUSTAINABLE DESIGN AND CONSTRUCTION

- 10.75 Policy DM7.1 of the Islington Development Management Policies state that 'Development proposals are required to integrate best practice sustainable design standards (as set out in the Environmental Design SPD), during design, construction and operation of the development'. Policy DM7.2 seeks to ensure Energy efficiency and carbon reduction in minor schemes.
- 10.76 The proposal seeks to impose sustainable design methods and an Energy and Sustainability Statement was submitted detailing that the proposed development
- 10.77 The proposal seeks to impose sustainable design methods and an Energy and Sustainability was submitted detailing that the development would meet the requirements of Building Regulations Approved Document Part L2B (Conservation of Fuel and Power in Existing Builds other than Dwellings).
- 10.78 To achieve such compliance, the following measures are proposed:
- New or modified thermal elements will be in accordance with Part L2B;
 - Where economically feasible, existing thermal elements would be upgraded;
 - Installation of new or modified control fittings (windows, doors, rooflights);
 - New building services are to be in accordance with the Non-Domestic Building Services Compliance Guide;
 - Energy metering provisions with separate renewable energy systems separately metered with provisions designed to facilitate energy benchmarking.
- 10.79 The proposed measures are considered acceptable for the scale of the development and are welcomed to help address sustainable design, construction and operation. A condition would be attached upon approval to ensure the sustainable methods are proposed in accordance with the submitted Energy and Sustainability Statement.
- 10.80 Therefore, it is considered that it would be acceptable in terms of sustainable design and construction in accordance with policies 5.1; 5.2; 5.3; and 5.9 of the London Plan (2016) and policy CS10B of the Islington Core Strategy 2011, and policies DM7.1, DM7.2 and DM7.4 of the Development Management Policies 2013.

11. SUMMARY AND CONCLUSION

Summary

- 11.1 The principle of the proposed development is considered acceptable and would provide a high quality employment floorspace into a building with tconsiderable constraints. The loss of the existing antique furniture store has been considered as acceptable on balance following review of the submitted marketing materials and the considerations of the existing site.
- 11.2 The proposed office and production studios use are considered acceptable subject to the imposition of conditions in regards to operation, servicing, soundproofing details and noise levels to ensure the proposed use would not cause harm to the amenity of surrounding neighbouring occupiers.
- 11.3 The minor design alterations are considered acceptable with the scale of the building remaining the same and would not appear out of character within the streetscene, nor would the development harm the East Canonbury Conservation Area and is considered conducive to the surrounding character and use.

- 11.4 The proposal accords with policies CS8 and CS9 of the Islington Core Strategy 2011, policies DM2.1 and DM2.3 of the Islington Development Management Policies 2013, the Urban Design Guide 2017 and the Conservation Area Design Guidelines 2002.
- 11.5 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

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

APPENDIX 1 – RECOMMENDATIONS

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

List of Conditions:

1	<p>Commencement</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>
2	<p>Approved Plans List</p> <p>DRAWING AND DOCUMENT NUMBERS: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>2009: GA.01; GA.02; GA.03; GA.03; GA.04; GA.05; GA.06; GA.07; GA.08; GA.09. GA.10; GA.11; GA.12; GA.13; GA.14; GA.15; GA.16; GA.17; GA.102; GA.103; GA.104; GA.105; GA.106; GA.107; GA.108; GA.112; GA.202; GA.203; GA.204; GA.205; GA.206; GA.207; GA.208; GA.209; GA.210; GA.211; GA.212; GA.213; GA.214; GA.215; GA.216; GA.217.</p> <p>Planning Statement by DP9 dated June 2020; Design & Access Statement by John Pawson dated June 2020; 85-87 Southgate Road Marketing Report dated June 2020; Energy and Sustainability Statement Rev B by Max Fordham LLP dated 25/06/2020; Young Turks History Pamphlet.</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>
3	<p>Sound Insulation (Details)</p> <p>CONDITION: Full particulars and details of a scheme for sound insulation between the proposed office/recording studio use and neighbouring receptors shall be submitted to and approved in writing by the Local Planning Authority prior to superstructure works commencing on site.</p> <p>The sound insulation and noise control measures shall be carried out strictly in accordance with the details so approved, shall be implemented prior to the first occupation of the development hereby approved, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: To ensure neighbouring amenity in respect to noise and vibration.</p>
4	<p>Noise from Proposed Mechanical Plant (Compliance)</p> <p>CONDITION: The design and installation of new items of fixed plant shall be such that when operating the cumulative noise level $L_{Aeq Tr}$ arising from the proposed plant, measured or predicted at 1m from the facade of the nearest noise sensitive premises, shall be a rating level of at least 5dB(A) below the background noise level $L_{AF90 Tbg}$. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 2014.</p> <p>REASON: To ensure neighbouring amenity is maintained in respect to noise from the proposed mechanical plant.</p>

5	Post Installation Noise Report (Details)
	<p>CONDITION: A report is to be commissioned by the applicant, using an appropriately experienced & competent person, to assess the noise from the proposed mechanical plant to demonstrate compliance with condition 4. The report shall include site measurements of the plant insitu. The report shall be submitted to and approved in writing by the Local Planning Authority and any noise mitigation measures shall be installed before commencement of the use hereby permitted and permanently retained thereafter.</p> <p>REASON: To ensure neighbouring amenity is maintained in respect to noise.</p>
6	Hours of Operation (Compliance)
	<p>CONDITION: The office and recording studio unit hereby approved shall not operate outside the hours of:</p> <p>Monday to Saturday- 07:00- 21:00 Sundays and Bank Holidays- 09:00- 18:00</p> <p>REASON: To ensure that the proposed development does not have an adverse impact on neighbouring residential amenity.</p>
7	Hours of Servicing (Compliance)
	<p>CONDITION: Deliveries, collections, unloading, loading shall only be between the following hours:</p> <p>Monday to Saturday - 08:00 - 20:00 Sundays and Bank Holidays - not at all</p> <p>REASON: To ensure that the proposed development does not have an adverse impact on neighbouring residential amenity.</p>
8	Operational Management Plan (Details)
	<p>CONDITON: Details of an Operational Management Plan shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the hereby approved use.</p> <p>The Operational Management Plan shall include (but not be limited to) details of security, lighting, capacity of the use, control of noise and disturbance, guest and patrons, staff, recording operations, other external parties</p> <p>The development shall be carried out in accordance with the details so approved, and shall be maintained as such thereafter unless otherwise agreed in writing by the local planning authority.</p> <p>REASON: To protect the amenity and safety of staff, guest and surrounding residents and the local community; and to ensure the safe and acceptable operation of the development.</p>
9	Cycle Parking (Compliance)
	<p>CONDITION: The bicycle storage area(s) hereby approved, which shall be covered, secure and provide for no less than 16 bicycle spaces (4 external uncovered Sheffield stands & 12 covered spaces) shall be provided prior to the first occupation of the development hereby approved 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>

10	Sustainable Design and Construction (Compliance)
	<p>CONDITION: The hereby approved development shall be carried out strictly in accordance with the approved Sustainability and Energy Statement by Max Fordham dated June 2020.</p> <p>REASON: To ensure a sustainable standard of design interest of addressing climate change and to secure sustainable development.</p>

List of Informatives:

1	Construction Works
	<p>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) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.</p>
2	Highway Requirements
	<p>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. Section 50 license must be agreed prior to any works commencing. Compliance with section 140A of the Highways Act, 1980 – “Builders skips: charge for occupation of highway. Licenses can be gained through streetworks@islington.gov.uk. Compliance with sections 59 and 60 of the Highway Act, 1980 – “Recovery by highways authorities etc. of certain expenses incurred in maintaining highways”. Haulage route to be agreed with streetworks officer. Contact streetworks@islington.gov.uk. Joint condition survey required between Islington Council Highways and interested parties before commencement of building works to catalogue condition of streets and drainage gullies. Contact highways.maintenance@islington.gov.uk.</p> <p>The Parking Bay outside 89 Southgate Road should be suspended during construction A SEC106 should be applied to the planning application to cover any cost caused by damage to the footway/carriageway during construction.</p> <p>No construction vehicles/delivery vehicles are to double park on Southgate Road.</p>

APPENDIX 2: RELEVANT POLICIES

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

1 National Guidance

The National Planning Policy Framework 2019 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 3.3 Increasing Housing Supply
- Policy 3.4 Optimising Housing Potential
- Policy 3.5 Quality & Design of Housing Developments
- Policy 3.8 Housing choice
- Policy 3.12 Negotiating affordable housing
- Policy 3.14 Existing housing
- Policy 4.3 Mixed use development and offices
- Policy 5.1 Climate change mitigation
- Policy 5.2 Minimising carbon dioxide emissions
- Policy 5.3 Sustainable design and construction
- Policy 5.9 Overheating and cooling
- Policy 6.7 Better streets and surface transport
- Policy 6.9 Cycling
- Policy 6.10 Walking
- Policy 6.13 Parking
- Policy 7.1 Lifetime neighbourhoods
- Policy 7.2 An inclusive environment
- Policy 7.4 Local Character
- Policy 7.6 Architecture
- Policy 7.8 Heritage Assets and Archaeology

B) Islington Core Strategy 2011

- Policy CS8 Enhancing Islington's character
- 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 CS18 Delivery and infrastructure

C) Islington Development Management Policies 2013

Design and Heritage

- Policy DM2.1- Design
- Policy DM2.2- Inclusive Design
- Policy DM2.3- Heritage

Housing

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

Shops, Culture and Services

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

Energy and Environmental standards

- Policy DM7.1- Sustainable design and construction
- Policy DM7.2- Energy efficiency and carbon reduction in minor schemes

Transport

- Policy DM8.4- Walking and cycling
- Policy DM8.5- Vehicle parking

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

The following SPGs and/or SPDs are relevant:

London Plan

- Accessible London 2016
- Character and Context 2014
- Housing 2016
- Sustainable Design and Construction 2014

Islington SPG/SPD

- Urban Design Guide 2019
- Conservation Area Design Guidelines 2002
- Environmental Design 2012
- Inclusive Design SPD
- Affordable Housing Small Site Contributions