

PLANNING COMMITTEE REPORT

Development Management Service
Planning and Development Division
Environment and Regeneration
Department
PO Box 333
222 Upper Street
LONDON N1 1YA

PLANNING SUB-COMMITTEE B		
Date:	6 th November 2014	Non exempt

Application number	P2014/2901/FUL
Application type	Full Planning Application
Ward	Finsbury Park
Listed building	Not listed
Conservation area	Not in a conservation area
Development Plan Context	Nags Head and Upper Holloway Road
Licensing Implications	None
Site Address	Land at Bennett Court, adjacent 3 Axminster Road, London N7
Proposal	Erection of a three storey building with rear first and second floor extensions and terraces to provide one two-bedroom ground floor flat and one four-bedroom first and second floor maisonette

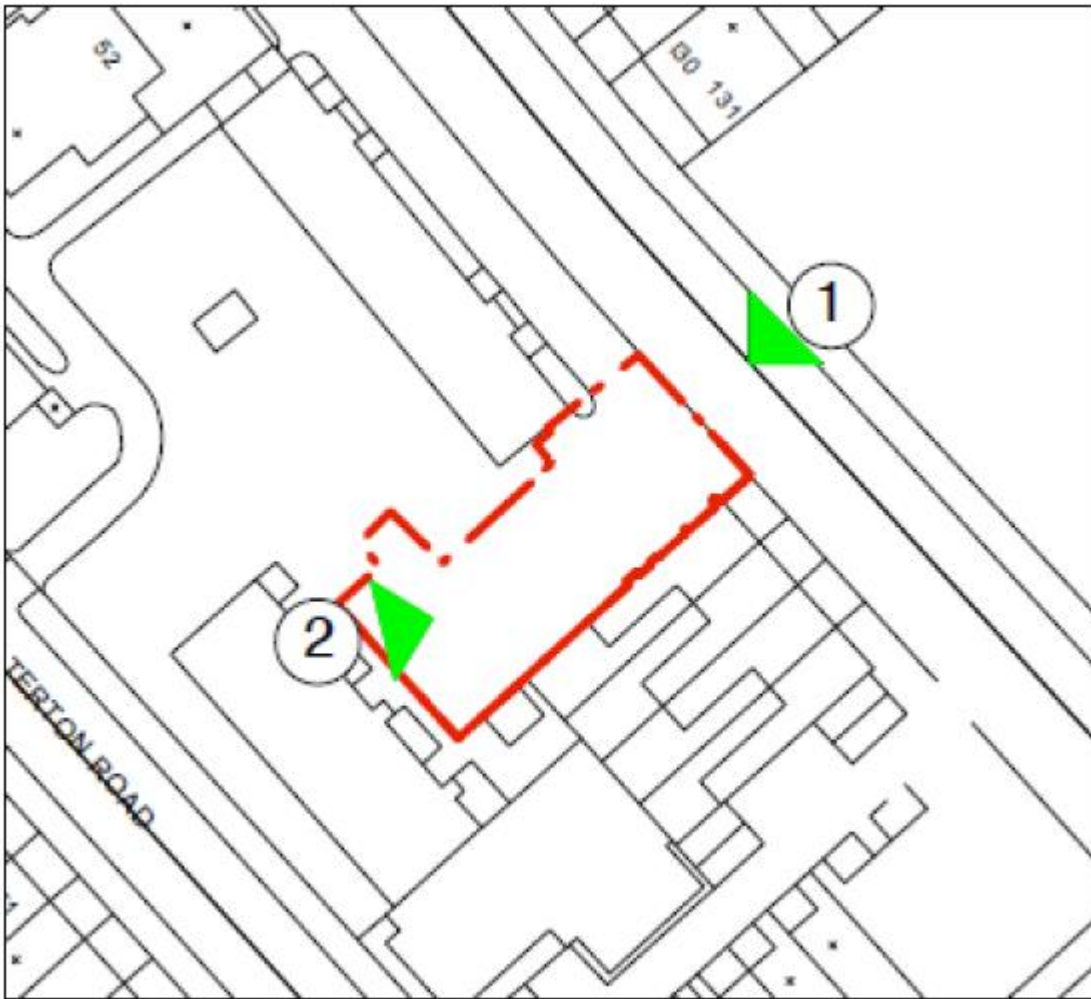
Case Officer	Ashley Niman
Applicant	London Borough of Islington
Agent	Burrell Foley Fischer Architects

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 directors agreement securing the heads of terms as set out in Appendix 1

2. SITE PLAN (site outlined in black)



3. PHOTOS OF SITE/STREET



Photo 1 The site looking north east



Photo 2 The site looking south west

4.0 SUMMARY

- 4.1 The proposal seeks planning permission to erect a three storey building on an existing tarmac car parking area adjacent to an existing terrace of three storey dwellings along Axminster Road and within the Bennett Court estate itself. The development will provide one two-bedroom ground floor unit and one four-bedroom maisonette to the first and second floors, together with boundary treatment and rear garden. Both units are intended for social housing. Consideration will need to be given to the suitability of the proposed land-use, loss of car parking space, residential amenity and the quality of the subsequent accommodation. The proposal will also need to be considered in terms of the context of the surrounding built form as well as its overall design, form and scale.
- 4.2 The proposal is considered to be an acceptable design which makes a positive contribution to the street and wider townscape. It is modern in approach but reflects the context of the Victorian terrace to which it adjoins. It will provide a good standard of accommodation both internally and externally, and will not materially harm the amenity of adjacent residents.

5.0 SITE AND SURROUNDING

- 5.1 The application site consists of a tarmac area with ten car parking spaces (spaces rented by Housing to local residents and businesses) located within the larger flatted Bennett Court estate which is characterised by a group of 7 x 4 storey blocks dating from the late 1950's. The wider estate has its main frontages onto Axminster Road and Salterton Road with open green spaces in between each block. To the immediate south of the site, the application site adjoins an end of terrace three storey building at 3 Axminster Road which forms part of a group of five terraced dwellings in this section of Axminster Road. The application site is well located in terms of public transport accessibility and the character of the immediate area is predominantly residential in character. The application site is not located within a designated conservation area.

6.0 PROPOSAL (in Detail)

- 6.1 The proposal seeks to develop the site to create a modern three storey end of terraced building involving the loss of ten existing car parking spaces. The development will provide one two-bedroom ground floor unit and one four-bedroom maisonette to the first and second floors. The proposed building would reflect the front and rear building lines to other terraced buildings within this section of Axminster Road. There is a variety of render and brick finishes within the immediate locality. The proposed building would be finished in buff flush pointed brick with metal faced timber windows and shows a new boundary wall and entrance gate. The first and second floor side elevation of the development would have a projecting bay cantilevered over the entrance to Flat 1 and the refuse and recycling enclosure.
- 6.2 The development would also take the opportunity to create a new pavement for residents of Bennett Court along the side elevation of the dwelling with new landscaping and trees proposed.
- 6.3 **Revision 1:**
The current scheme has undergone some minor changes during the course of the application. These changes have further modelling and alterations to the side (north) elevation and the omission of two further car parking spaces to the rear of the existing

tarmac area within this section of Bennett Court to increase the rear garden area. Adjoining neighbours have been fully consulted on the amended design.

7.0 RELEVANT HISTORY:

Planning Applications

7.1 P112577 The erection of a three storey dwelling on the existing car park tarmac area to provide one four bedroom dwelling with new front boundary treatment and associated landscaping. Approved 02/11/2012.

Enforcement:

7.2 None

Pre-application Advice:

7.3 None

8.0 CONSULTATION

Public Consultation

8.1 Letters were sent to occupants of 185 adjoining and nearby properties at Axminster Road and Salterton Road on 29th July. A site notice and press advert was displayed on 29 July. The public consultation of the application therefore expired on 21st August. Further consultation on the amended scheme was sent out on the 10th October, with an expiry date of 28th October. however it is the Council's practice to continue to consider representations made up until the date of a decision

8.2 At the time of the writing of this report a total of nine objection letters and one petition (signed by 91 residents) had been received from the public with regard to the application. Councillors will be updated at the committee meeting if any additional responses are received. The issues raised can be summarised as follows (with the paragraph that provides responses to each issue indicated within brackets):

- Loss of car parking spaces (10.18 – 10.20)
- Loss of light (10.10 -10.11)
- Loss of privacy (10.9 -10.12)
- Greater density of population (10.1)
- Inadequate consultation (8.1 - 8.2)
- Impact on services and utilities (10.13)
- Disruption, noise and dust from foundation and construction work (10.13)

External Consultees

8.3 Metropolitan Police (Crime Prevention): Recommends adoption of the Physical security standards as per Code for Sustainable Homes and Secure by Design.

Internal Consultees

8.4 Access Officer: Overall in accordance, some minor queries.

- 8.5 Design and Conservation Officer: The scheme is well considered. Minor amendments have been made.
- 8.6 Tree Preservation / Landscape Officer: no objection subject to conditions.

9.0 RELEVANT POLICIES

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

National Guidance

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

Development Plan

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

Designations

- 9.4 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:

Islington Core Strategy	London Plan
Nags Head and Upper Holloway Road	None

Supplementary Planning Guidance (SPG) / Document (SPD)

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

10.0 ASSESSMENT

The main issues arising from this proposal relate to:

- Land Use
- Design merits of the proposed development
- Accessibility
- Landscaping and trees
- Impact on neighbour amenity
- Quality of the accommodation
- Sustainability
- Highways and parking

Land-use

- 10.1 The site is presently occupied by ten car parking spaces. These spaces are rented out to local residents and business users to park their cars. The council's general highways policies seek to promote less reliance on the private car especially in highly accessible areas within the borough. In this case the site is located within an easily accessible location with several different and developed public transport nodes surrounding the site. The increase in units, by two dwellings, is not unreasonable in density terms, since the scheme is appropriate in scale and location.
- 10.2 It is considered that the loss of the existing car park spaces is acceptable bearing in mind the creation of well designed and much needed social housing units in the area. The proposed building will improve the visual amenity of this section of Axminster Road while creating visually appropriate and valuable dwellings for the borough. In land use terms the loss of ten car parking spaces and the development of the site for residential purposes is acceptable in land use terms. The proposal is in accordance with policies 3.3, 3.4 and 3.8 of the London plan 2011, DM3.1 of the Development Management policies 2013 and CS12 of the Core Strategy 2011

Design

- 10.3 This application follows an approval in 2012 for a three storey four-bedroom dwelling on the site. It is considered that the new proposal is of architectural merit, with an interesting design and would form a different yet contextually integrated building when seen within Bennett Court itself and the existing terraced dwellings along Axminster Road. The proposed building respects the front and rear building lines of these terraces and creates a building which also pays respect to its neighbours in terms of height and depth while maintaining the gap between the proposed flank elevation of the development and the existing side elevation of 50-66 Bennett Court.
- 10.4 The overall design, scale and massing of the proposed development is not considered to be excessive and relates well to its immediate context while maintaining an open space and entrance/walkways to Bennett Court itself. It has a front building line that is consistent with the adjacent Victorian terrace. Its proportions, floor to ceiling ratio and solid to void relationship on the front façade are also in keeping with its neighbour. The side projecting cantilever provides visual interest as viewed from the street and has been amended to provide more articulation by introducing additional window openings. The generous window reveals will provide depth and warmth to the elevations much the same way that they do on the adjacent Victorian terrace.
- 10.5 The Councils Urban Design Guidelines normally do not support full width rear extensions at ground and first floor levels. However, there are particular circumstances where exceptions can be supported. This is a new build property and although reflective of the adjoining Victorian houses in terms of plot width, front building line and overall height, the interpretation can differ, in particular to the rear and side elevations. Given the broader context and the variety and scale of development to the rear of the property, the design is not considered harmful to the appearance of the terrace. Secondly, the scheme has been designed to accommodate a wheelchair unit at ground floor and a family sized unit to the upper floors. To achieve this and comply with current internal and external design standards, the full width rear extension to the first floor is justified.
- 10.6 Although this building is not located in a conservation area or in proximity to any other designated heritage asset, the design of this new build is crucial as it will

occupy an important and highly visible gap site, also being the transition between the smaller scale Victorian terrace and the larger apartment block to the north. Overall it makes a positive contribution to local character and distinctiveness.

Accessibility

- 10.7 In general, the design is in accordance with the requirements and standards of the Council's flexible homes SPD and is acceptable. Additional comments from the Access Officer have been taken into consideration in the amended layouts. This includes space for storage and charging of mobility scooters. The proposal is considered to be in accordance with policy 7.2 of the London Plan 2011, policy DM2.2 of the Development Management policies 2013, policy CS12H of the Islington Core Strategy 2011 and the Inclusive Design SPD 2014.

Landscaping and Trees

- 10.8 There is one tree located within the immediate site itself and one tree on the public footpath in front of the site. These trees are not proposed to be removed or cut back as a result of this development and would not be at risk therefrom. The development includes plans to landscape and plant new trees in the proposed rear garden of the site and along the new pavement area adjoining the site. Subject to conditions it is considered that the proposal is compliant with policy 7.21 of the London Plan 2011, Plan 2002, policy DM6.5 of the Development Management policies 2013, and policy CS15A, B and F of the Islington Core Strategy 2011.

Neighbouring Amenity

- 10.9 The side (north) elevation of the proposed development is located between 9.5 and 10 metres from the nearest side elevation of 50-66 Bennett Court which contains small secondary bedroom windows. This distance is in line with the previous approval and is considered to be adequate to ensure no material loss of privacy or increased incidence of overlooking results. The rear roof terraces are considered to be acceptable provided suitable screening is erected which can be secured by condition. Proposed windows to the upper floor side (north) elevation would serve hallways, a living area, storage and bedrooms. An opaque glazing condition, pertaining to some of the windows, is proposed to further secure the privacy levels of adjoining occupiers.
- 10.10 The proposal, taken to the closest first floor rear terrace of the proposal, is 23 metres away from the rear elevation of 95-118 Bennett Court. This property lies largely to the south west of the proposal and there would be no material loss of daylight, sunlight, privacy or outlook to the block.
- 10.11 The extensions will not lead to any material impact on light or outlook to the adjoining terrace at 3 Axminster Road.
- 10.12 The immediately adjacent property at 3 Axminster Road has a roof terrace at first floor level. The two proposed roof terraces to the rear of the subject property are acceptable in principle as they are an integrated part of the overall design and provide the required outdoor space. Although overlooking would be mutual, a condition is attached requiring details of screening to the first and second floor roof terraces within the proposed scheme.
- 10.13 Matters including noise and dust from construction, and the impact on services and utilities are not material planning considerations and are covered under other

legislation. The proposal is considered to be compliant with policy CS9 of the Core Strategy 2011 and Development Management policy 2013, DM2.1.

Quality of Resulting Residential Accommodation

- 10.14 The two units both comply with London Plan and Development Management policies in regard to habitable room size, disposition of layout, outlook (north-east/south-west orientation), aspect and levels of daylight and sunlight.
- 10.15 Both units have outdoor areas in excess of minimum policy requirement, the ground floor unit has 54sqm, against the minimum of 25sqm, and the first and second floor maisonette has 46.4sqm, against the minimum of 10sqm.
- 10.16 The proposal is considered to be compliant with policy CS9 of the Core Strategy 2011 and Development Management policies 2013, DM2.1, DM3.4 and DM3.5.

Sustainability, Energy Efficiency and Renewable Energy

- 10.17 The redevelopment of the site for a residential use is inherently sustainable. The commitment to achieve Code for Sustainable Homes Level 4 is welcome and will be secured by condition. The proposal is considered to be compliant with policies: 5.1; 5.2; 5.3; and 5.9 of the London Plan 2011 and policy CS10B of the Islington Core Strategy 2011, and Development Management policies 2013 DM7.1, DM7.2 and DM7.4.

Highways and Transportation

- 10.18 In accordance with policy and all new housing developments this is a car free scheme, secured by condition. It is well located in regard to public transport links. The application site is well served by public transport and the loss of ten car parking spaces within the estate to facilitate the development is considered to be acceptable. Provision is made for two secure bicycle stands for the ground floor unit and four internal secure stands for the upper maisonette.
- 10.19 There are no planning policies to protect private resident parking and the provision of affordable housing outweighs the loss of any spaces. There are two existing bays within Bennett Court for people with disabilities and holding a parking permit. These will be retained for the Bennett Court residents.
- 10.20 The proposal is in accordance with policies 6.7 and 6.9 of the London Plan 2011, policies DM8.4 and DM8.5 of the Development Management policies 2013 and policy CS10H of the Islington Core Strategy 2011.

Planning Obligations, Community Infrastructure Levy and local finance considerations

- 10.21 The proposal is subject to a Directors' Agreement to ensure that the housing remains in social ownership and is not disposed of on the private market.

11.0 SUMMARY AND CONCLUSION

Summary

- 11.1 The proposal will provide two social housing units with good space standards within a contemporary design which remains contextual to its surroundings and has only a small impact on its neighbours.

Conclusion

- 11.2 It is recommended that planning permission be granted subject to conditions and Directors level agreement 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 Director level agreement between the Service Director of the Council's Housing and Adult Services department and relevant officers in the local planning authority 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:

1. Provision of one two-bedroom ground floor flat and one four-bedroom first and second floor maisonette.

RECOMMENDATION B

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

List of Conditions:

1	Commencement
	CONDITION: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission. REASON: To comply with the provisions of Section 91(1) (a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).
2	Approved plans list
	AP(0)010.P7, AP(0)100.P7, AP(0)110.P7, AP(0)121.P6, AP(0)120.P6, AP(0)122.P6, AP(0)200.P8, AP(0)210.P7, AP(0)211.P7, AP(0)212.P7, AP(0)213.P7, AP(0)221.P6, AP(0)230.P7, AP(0)222.P6, AP(0)220.P6, AP(0)231.P7, Design and Access Statement (Burrell Foley Fischer, 17/07/2014)
3	Materials
	CONDITION: Details and samples of all facing materials shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure work commencing on site. The details and samples shall include: a) Samples of all facing brickwork types, including mortar and pointing. b) Window and door treatment (including sections and reveals); The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter. REASON: In the interest of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard
4	Landscaping
	CONDITION: Notwithstanding the indicative landscaping scheme shown on the approved plans. A landscaping scheme, including trees to be retained and proposed together with details of positions of planned and existing underground services; proposed groundwork's; enclosures; drainage; hard ground surfaces and

	<p>details of all surface treatment and boundary walls, as appropriate, shall be submitted to and approved in writing by the Local Planning Authority before any part of the development hereby granted permission is commenced.</p> <p>No underground services shall be installed within the Root Protection Area (RPA) of the trees to be retained.</p> <p>All landscaping in accordance with the approved scheme shall be completed during the first planting season after the date on which development in accordance with this permission has been completed. This landscaping and tree planting must have a two year maintenance/ watering provision following planting. Trees or shrubs which die within five years of completion of the development shall be replaced to the satisfaction of the Local Planning Authority with the same species or an approved alternative.</p> <p>REASON: To ensure prior establishment and maturity of landscaping to enhance the visual amenity of the site</p>
5	Tree protection
	<p>CONDITION: No site clearance, preparatory work or development shall take place until a scheme for the protection of the retained trees (the tree protection plan, TPP) and the appropriate working methods (the arboricultural method statement, AMS) in accordance with Clause 7 of British Standard BS 5837 2012 –Trees in Relation to Demolition, Design and Construction has been submitted to and approved in writing by the local planning authority.</p> <p>Development shall be carried out in accordance with the approved details.</p> <p>REASON: In the interest of biodiversity, sustainability, and to ensure that a satisfactory standard of visual amenity is provided and maintained.</p>
6	Code 4
	<p>CONDITION: The development shall achieve a Code for Sustainable Homes rating of no less than 'Level 4'.</p> <p>REASON: In the interest of addressing climate change and to secure sustainable development.</p>
7	No permitted development rights
	<p>CONDITION: Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any amended/updated subsequent Order) no additional windows, extensions or alterations to the dwelling houses hereby approved shall be carried out or constructed without express planning permission.</p> <p>REASON: To ensure that the Local Planning Authority has control over future extensions and alterations to the resulting dwelling house(s) in view of the limited space within the site available for such changes and the impact such changes may have on residential amenity and the overall good design of the scheme.</p>
8	Screening to rear roof terraces
	<p>CONDITION: Detailed drawings and samples of a scheme of screening for the first floor and second rear roof terraces of the building shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented prior to the first occupation of the residential units of the hereby approved scheme and maintained to the satisfaction of the Local Planning Authority thereafter</p> <p>REASON: In order to safeguard the amenity levels of prospective occupiers of the units and adjacent occupiers.</p>
9	Construction Controls
	<p>CONDITION: During the demolition and construction on site, the developer shall comply with Islington Council's Code of Construction Practice and the GLA's Best</p>

	<p>Practice Guidance for the control of dust and emissions from construction and demolition. The developer shall ensure that:</p> <p>1 The best practical means available in accordance with British Standard Code of Practice B.S. 5228: 1997 shall be employed at all times to minimise the emission of noise from the site.</p> <p>2 The operation of the site equipment generating noise and other nuisance causing activities, audible at the site boundaries or in nearby residential properties shall only be carried out between the hours of 08.00-18.00 Monday- Fridays, 08.00- 13.00 Saturdays and at no time during Sundays or public holidays.</p> <p>3 All vehicles, plant and machinery associated with such works shall be stood and operated within the curtilage of the site only. A barrier shall be constructed around the site, to be erected prior to demolition.</p> <p>REASON: In order to safeguard the amenity levels of adjoining occupiers during the construction process.</p>
10	Accessible Housing
	<p>CONDITION: The residential dwellings, in accordance with the Access Statement and plans hereby approved, shall be constructed to the standards for flexible homes in Islington ('Inclusive Design in Islington' SPD 2014) and incorporating all Lifetime Homes Standards.</p> <p>REASON: To ensure flexible, visitable and adaptable homes appropriate to diverse and changing needs.</p>
11	Boundary Treatment (Details)
	<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>
12	Obscure glazing
	<p>CONDITON: The landing windows to the side (north) elevation at first and second floor levels shall be constructed of obscure lazing and maintained permanently thereafter. The glazing shall be installed prior to first occupation.</p> <p>REASON: To protect amenity of adjacent residents.</p>
13	Car Free Housing
	<p>CONDITION: All future occupiers of the residential unit hereby approved shall not be eligible to obtain an on street residents' parking permit except:</p> <p>i) In the case of disabled persons;</p> <p>ii) In the case of units designated in this planning permission as "non car free"; or</p> <p>iii) 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.</p> <p>REASON: To ensure that the development remains car free.</p>

List of Informatives:

1	Directors agreement
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	Please note that this application is subject to a Service Level Agreement between directors to ensure that the residential units remain as social housing.
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>CIL Informative: Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the London Borough of Islington Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). These charges will be calculated in accordance with the London Borough of Islington CIL Charging Schedule 2014 and 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 payable on commencement of the development.</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 and the development will not benefit from the 60 day payment window.</p> <p>Further information and all CIL forms are available on the Planning Portal at www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil and the Islington Council website at www.islington.gov.uk/cilinfo. Guidance on the Community Infrastructure Levy can be found on the National Planning Practice Guidance website at http://planningguidance.planningportal.gov.uk/blog/guidance/community-infrastructure-levy/.</p>

APPENDIX 2: RELEVANT POLICIES

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

National Guidance

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

Development Plan

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

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

1 Context and strategy Policy 1.1 Delivering the strategic vision and objectives for London	5 London's response to climate change Policy 5.3 Sustainable design and construction
2 London's places Policy 3.3 Increasing housing supply Policy 3.4 Optimising housing potential Policy 3.5 Quality and design of housing 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 3.15 Coordination of housing development and investment	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 7.6 Architecture
	8 Implementation, monitoring and review Policy 8.1 Implementation Policy 8.2 Planning obligations Policy 8.3 Community infrastructure levy

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 CS12 (Meeting the Housing Challenge)
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C) Development Management Policies June 2013

Design and Heritage DM2.1 Design	Energy and Environmental Standards DM7.1 Sustainable design and
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DM2.2 Inclusive Design

Housing

DM3.1 Mix of housing sizes

DM3.4 Housing standards

DM3.5 Private outdoor space

Health and open space

DM6.5 Landscaping, trees and biodiversity

construction statements

DM7.2 Energy efficiency and carbon reduction in minor schemes

DM7.4 Sustainable design standards

Transport

DM8.5 Vehicle parking

Infrastructure

DM9.1 Infrastructure

DM9.2 Planning obligations

DM9.3 Implementation

E) Site Allocations June 2013

Designations

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:

Islington Local Plan

Nags Head and Upper Holloway

London Plan

Supplementary Planning Guidance (SPG) / Document (SPD)

The following SPGs and/or SPDs are relevant:

Islington Local Plan

Environmental Design

Small Sites Contribution

Accessible Housing in Islington

Inclusive Landscape Design

Planning Obligations and S106

Urban Design Guide

London Plan

Accessible London: Achieving and Inclusive Environment

Housing

Sustainable Design & Construction