



PLANNING DECISION NOTICE

HTA Design LLP
 106-110 Kentish town Road
 London
 NW1 9PX

Development Management Service
 Planning and Development Division
 Environment & Regeneration Department
 PO Box 3333
 222 Upper Street
 LONDON N1 1YA

Case Officer: Evie Learman
T: 020 7527 2953
E: planning@islington.gov.uk

Issue Date: 09 May 2018
Application No: P2017/3493/FUL

(Please quote in all correspondence)

Dear Sir or Madam

TOWN AND COUNTRY PLANNING ACTS

BOROUGH COUNCIL'S DECISION: Approve with conditions and legal agreement

Notice is hereby given of the above stated decision of Islington Borough Council, the Local Planning Authority, in pursuance of its powers under the above mentioned Acts and Rules, Orders and Regulations made thereunder, relating to the application / development referred to below, at the location indicated, subject to the condition(s) listed and in accordance with the plans submitted, save insofar as may be otherwise required by the condition(s).

Location:	Windsor Street Car Park, Islington, London N1 8QF
------------------	--

Application Type:	Full Planning (Council's Own)		
Date of Application:	08 September 2017	Application Received:	08 September 2017
Application Valid:	09 November 2017	Application Target:	08 February 2018

DEVELOPMENT:

Demolition of 12 (twelve) existing garage units and removal of adjacent car parking facilities to facilitate construction of a three storey (plus basement), 11-bedroom (plus staff sleep-in unit) building to accommodate a supported living scheme (use Class C2). The proposal also includes communal kitchen/living/dining facilities, staff offices, laundry, plant room, and accessible bathroom facility. Associated landscaping including courtyard garden areas, refuse and cycle storage provision is also proposed.

PLAN NOS:

Approved plans list (Compliance)

CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:

- Design and Access Statement Rev.B
- Dwg 2264_PL1_001E - Site Location Plan - Existing
- Dwg 2264_PL1_002 - Existing Section F & Existing Elevations 05

Dwg 2264_PL1_003 - Existing Site Sections L & M
Dwg 2264_PL1_100E - Proposed Basement & Ground Floor Plans
Dwg 2264_PL1_005F - Proposed Ground Floor Site Plan
Dwg 2264_PL1_101E - Proposed First & Second Floor Plans
Dwg 2264_PL1_102E - Proposed Roof Plan
Dwg 2264_PL1_111E - Indicative Furniture Layout and Accessibility 1 of 1
Dwg 2264_PL1_110E - Indicative Furniture Layout and Accessibility 1 of 2
Dwg 2264_PL1_400G - Proposed Elevations 01 & 02
Dwg 2264_PL1_401E - Proposed Elevations 03 & 04
Dwg 2264_PL1_402E - Proposed Elevation 05
Dwg 2264_PL1_500C - Proposed Sections A & B
Dwg 2264_PL1_501C - Proposed Sections C & D
Dwg 2264_PL1_502C - Proposed Sections E & F
Dwg 2264_PL1_503C - Proposed Sections G & H
Dwg 2264_PL1_504C - Proposed Section L
Sustainable Design & Construction Statement ref 30146 dated November 2017 and addendum dated January 2018
Energy Strategy Report ref 30146 dated 17 August 2017 and addended file note dated 12 January 2017
BREEAM Pre-assessment Report ref 30146 dated November 2017
Draft Green Performance Plan ref 30146 dated November 2017
Arboricultural Impact Assessment Report ref SHA 455 Rev dated 01 August 2017
Asbestos Refurbishment and Demolition Survey Report ref J076253 dated 23 June 2015
Daylight and sunlight report - ref PR0971-1006 Issue 1a dated 08 September 2017
Extended Phase 1 Habitat Survey ref DFCEP 3372 Rev A dated 18 August 2017
Flood Risk Assessment ref 880633-R2 (01)-FRA dated August 2017
Geotechnical Survey ref J14355 dated March 21015
Heritage Statement ref NGR TQ 31941 83770 dated 08 August 2017
Planning Statement ref LBI-WIN-PS dated November 2017
Statement of Community Involvement dated November 2017
Transport Statement ref 11921 dated August 2017
Verified Views Methodology Report dated November 2017
Archaeological Desk-Based Assessment ref 10629 dated 06 August 2015
Health Impact Assessment Screening dated September 2017

CONDITIONS:

1 Commencement (Compliance)

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 (Compliance)

CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:

Design and Access Statement Rev.B

Dwg 2264_PL1_001E - Site Location Plan - Existing

Dwg 2264_PL1_002 - Existing Section F & Existing Elevations 05

Dwg 2264_PL1_003 - Existing Site Sections L & M

Dwg 2264_PL1_100E - Proposed Basement & Ground Floor Plans

Dwg 2264_PL1_005F - Proposed Ground Floor Site Plan

Dwg 2264_PL1_101E - Proposed First & Second Floor Plans

Dwg 2264_PL1_102E - Proposed Roof Plan

Dwg 2264_PL1_111E - Indicative Furniture Layout and Accessibility 1 of 1

Dwg 2264_PL1_110E - Indicative Furniture Layout and Accessibility 1 of 2

Dwg 2264_PL1_400G - Proposed Elevations 01 & 02

Dwg 2264_PL1_401E - Proposed Elevations 03 & 04

Dwg 2264_PL1_402E - Proposed Elevation 05

Dwg 2264_PL1_500C - Proposed Sections A & B

Dwg 2264_PL1_501C - Proposed Sections C & D

Dwg 2264_PL1_502C - Proposed Sections E & F

Dwg 2264_PL1_503C - Proposed Sections G & H

Dwg 2264_PL1_504C - Proposed Section L

Sustainable Design & Construction Statement ref 30146 dated November 2017 and addendum dated January 2018

Energy Strategy Report ref 30146 dated 17 August 2017 and addended file note dated 12 January 2017

BREEAM Pre-assessment Report ref 30146 dated November 2017

Draft Green Performance Plan ref 30146 dated November 2017

Arboricultural Impact Assessment Report ref SHA 455 Rev dated 01 August 2017

Asbestos Refurbishment and Demolition Survey Report ref J076253 dated 23 June 2015

Daylight and sunlight report - ref PR0971-1006 Issue 1a dated 08 September 2017

Extended Phase 1 Habitat Survey ref DFCEP 3372 Rev A dated 18 August 2017

Flood Risk Assessment ref 880633-R2 (01)-FRA dated August 2017

Geotechnical Survey ref J14355 dated March 21015

Heritage Statement ref NGR TQ 31941 83770 dated 08 August 2017

Planning Statement ref LBI-WIN-PS dated November 2017

Statement of Community Involvement dated November 2017

Transport Statement ref 11921 dated August 2017

Verified Views Methodology Report dated November 2017

Archaeological Desk-Based Assessment ref 10629 dated 06 August 2015

Health Impact Assessment Screening dated September 2017

REASON: To comply with Section 70(1)(a) of the Town and Country Act 1990 as amended and the Reason for Grant and also for the avoidance of doubt and in the interest of proper planning.

3 Materials and Samples (Details)

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 of the relevant phase commencing on site. The details and samples shall include:

- a) Brickwork(s); Sample panels of proposed brickwork to be used showing the colour, texture and pointing;
- b) Window details and balconies / balustrades;
- c) Timber panel cladding;
- d) Green procurement plan; and
- e) Any other materials to be used.

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 Retention in a Single Planning Unit

The accommodation hereby approved shall be retained in a single planning unit and shall not be sub-divided into independent residential units for the purpose of management or sale. The rooms shall not be occupied other than by tenants placed by Islington Housing and Adult Social Services.

REASON: To ensure that the facility remains intact for its intended purposes as C2 accommodation.

5 Construction Management Plan

A Construction Environmental Management Plan assessing the environmental impacts (including (but not limited to) noise & vibration and air quality including dust, smoke and odour) of the development shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site. The report shall assess impacts during the construction phase of the development on nearby residents and other occupiers together with means of mitigating any identified impacts. The development shall be carried out strictly in accordance with the details so approved and no change therefrom shall take place without the prior written consent of the Local Planning Authority.

The CMP shall refer to the LB Islington Code of Practice for Construction Sites, the GLA's SPG on construction dust and the Non Road Mobile Machinery register - <http://nrmm.london/>. As asbestos is noted on site a survey should be submitted referencing the CL:AIRE CAR-SOIL guidance for working with asbestos.

REASON: In the interests of residential amenity, highway safety and the free flow of traffic on streets, and to mitigate the impacts of the development.

6 Archaeological Written Scheme of Investigation

No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake agreed works.

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

REASON: To ensure appropriate protection of any archaeological remains.

7 Piling Method Statement (Details)

CONDITION: No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and methodology by which such piling will be carried out, including measures to minimise potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water.

Any piling must be undertaken in accordance with the terms of the approved piling method statement.

REASON: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure.

8 Accessible Homes (Compliance)

Notwithstanding the Design and Access Statement and plans hereby approved, the 4-bedroom 'cluster' flat at ground floor, together with five further units shall be constructed to meet the requirements of Category 2 of the National Standard for Housing Design as set out in the Approved Document M 2015 'Accessible and adaptable dwellings' M4 (2). The development shall be constructed strictly in accordance with the details so approved.

REASON - To secure the provision of visitable and adaptable homes appropriate to meet diverse and changing needs.

9 Solar Photovoltaic Panels

CONDITION: Further details of the Solar Photovoltaic Panels shown on the approved plans and detailed within the approved Energy Strategy shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development hereby approved.

The solar photovoltaic panels as approved shall be maintained as such thereafter.

REASON: In the interest of addressing climate change and to secure sustainable development.

10 Water Use (Compliance)

CONDITION: The development shall be designed to achieve a water use target of no more than 95 litres per person per day, including by incorporating water efficient fixtures and fittings.

REASON: To ensure the sustainable use of water.

11 Drainage and SUDS

CONDITION: No development shall take place unless and until a detailed Sustainable Urban Drainage System (SUDS) scheme inclusive of detailed implementation and a maintenance and management plan of the SUDS scheme has been submitted to and approved in writing by the Local Planning Authority. Those details shall include:

- II. a timetable for its implementation, and
- II. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

No building(s) hereby approved shall be occupied unless and until the approved sustainable drainage scheme for the site has been installed/completed strictly in accordance with the approved details. The submitted details shall include the scheme's peak runoff rate and storage volume and demonstrate how the scheme will aim to achieve a 50% water run off rate reduction.

The scheme shall thereafter be managed and maintained in accordance with the approved details.

REASON: To ensure that sustainable management of water and minimise the potential for surface level flooding.

12 Energy Efficiency - CO2 Reduction (Compliance/Details)

CONDITION: The energy efficiency measures as outlined within the approved Energy Strategy (and updated by Baily Garner 20/02/2018) which shall provide for no less than a 25.6% on-site total CO2 reduction in comparison with total emissions from a building which complies with Building Regulations 2013 shall be installed and operational prior to the first occupation of the development.

Should there be any change to the energy efficiency measures within the approved Energy Strategy, the following should be submitted and approved:

A revised Energy Strategy, which shall provide for no less than a 33.6% onsite total CO2 reduction in comparison with total emissions from a building which complies with Building Regulations 2013.

The final agreed scheme shall be installed and in operation prior to the first occupation of the relevant phase.

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 addressing climate change and to secure sustainable development

13 Noise of Fixed Plant

CONDITION: The design and installation of new items of fixed plant shall be such that when operating the cumulative noise level LAeq Tr arising from the proposed plant, measured or predicted at 1m from the facade of the nearest noise sensitive premises, shall be a rating level of at least 5dB(A) below the background noise level LAF90 Tbg. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 2014.

REASON: To ensure that an appropriate standard of residential accommodation is provided.

14 Secured by Design Standards

CONDITION: Prior to superstructure works commencing of the development hereby approved, details of how the development achieves Secured by Design accreditation shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

REASON: In the interests of safety and security.

15 Roof-Level Structures (Details)

CONDITION: Details of any roof-level structures (including lift over-runs, flues/extracts and plant room) shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure work commencing on site. The details shall include a justification for the height and size of the roof-level structures, their location, height above roof level, specifications and cladding.

The development shall be carried out strictly in accordance with the details so approved and no change therefrom shall take place without the prior written consent of the Local Planning Authority. No roof-level structures shall be installed other than those approved.

REASON: In the interests of good design and also to ensure that the Local Planning Authority may be satisfied that roof-level structures do not have a harmful impact on the surrounding streetscene or the character & appearance of the area in accordance with policies 3.5, 7.6 and 7.8 of the London Plan 2016, policies CS8 & CS9 of Islington's Core Strategy 2011, and DM2.1 and DM2.3 of Islington's DM Policies 2013

16 Lighting Plan (Details)

CONDITION: Full details of the lighting across the site shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the relevant phase of the development hereby approved.

The details shall include the location and full specification of: all lamps; light levels/spill lamps, floodlights, support structures, hours of operation and technical details on how impacts on bat foraging will be minimised. The lighting measures shall be carried out strictly in accordance with the details so approved, shall be installed prior to occupation of the development and shall be maintained as such thereafter.

REASON: To ensure that any resulting general or security lighting is appropriately located, designed do not adversely impact neighbouring residential amenity and are appropriate to the overall design of the buildings as well as protecting the biodiversity value of the site

17 Green/Brown Biodiversity Roofs (Details)

CONDITION: Prior to any superstructure work commencing on the development details of any biodiversity (green/brown) roofs shall be submitted to and approved in writing by the Local Planning Authority.

The green/brown roof should:

- a) Be biodiversity based with extensive substrate base (depth 80 -150mm);
- b) cover at least all of the areas shown in the drawings hereby approved, confirmed by a location plan; and
- c) Be planted/seeded with a mix of species within the first planting season following the practical completion of the building works (the seed mix shall be focused on wildflower planting, and shall contain no more than a maximum of 25% sedum).

The biodiversity (green/brown) roofs should be maximised across the site and shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

The biodiversity roof(s) shall be carried out strictly in accordance with the details as approved, shall be laid out within 3 months of next available appropriate planting season after the construction of the building it is located on and shall be maintained as such thereafter.

REASON: To ensure the development provides the maximum possible provision towards creation of habitats, valuable areas for biodiversity and minimise run-off.

18 Nesting Boxes (Details)

CONDITIONS: Details of bird and/or bat nesting boxes/bricks (including those suitable for swifts) shall be submitted to and approved in writing by the Local Planning Authority prior to superstructure works commencing on site.

The nesting boxes/bricks shall be provided strictly in accordance with the details so approved, installed prior to the first occupation of the building to which they form part or the first use of the space in which they are contained and shall be maintained as such thereafter.

REASON: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity.

19 Landscaping details - general (Details)

CONDITION: Notwithstanding the submitted detail and the development hereby approved a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following details:

- a) existing and proposed underground services and their relationship to both hard and soft landscaping;
- b) proposed trees: their location, species, size and section showing rooting area;
- c) soft plantings: including grass and turf areas, shrub and herbaceous areas;
- d) rain garden with wall climbers;
- e) topographical survey: including earthworks, ground finishes, top soiling with both conserved and imported topsoil(s), levels, drainage and fall in drain types;
- f) enclosures and boundary treatment: including types, dimensions and treatments of walls, fences, screen walls, barriers, rails, retaining walls and hedges;
- g) hard landscaping: including ground surfaces, kerbs, edges, ridge and flexible pavings, unit paving, furniture, steps and if applicable synthetic surfaces;
- h) inclusive design principles adopted in the landscaped features;
- i) any other landscaping feature(s) forming part of the scheme.

All landscaping in accordance with the approved scheme shall be completed / planted during the first planting season following practical completion of the relevant phase of the development hereby approved in accordance with the approved planting phase. The landscaping and tree planting shall have a two year maintenance / watering provision following planting and any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of completion of the development shall be replaced with the same species or an approved alternative to the satisfaction of the Local Planning Authority within the next planting season. The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

REASON: In the interest of biodiversity and sustainability, and to ensure that a satisfactory standard of visual amenity is provided and maintained

20 Tree Protection (details)

CONDITION: No development (including demolition works) shall take place on site unless and until details of the retention and adequate protection of all trees and tree root systems within, bordering and adjacent to the site have been submitted to and approved in writing by the Local Planning Authority.

The details shall include a site plan identifying all trees to be retained and removed including the location of Root Protection Area (RPA) and Construction Exclusion Zone (CEZ) and the erection of protective hoarding. Tree protecting fencing shall consist of a rigid 2.4 metre OSB, exterior grade ply high sterling board hoarding or weld mesh. Protection/retention shall be in accordance with BS 5837, 2005 'Trees in Relation to Construction'. Heras fencing in concrete, rubber or similar foot plates is not acceptable as a form of tree root protection.

The tree retention and protection shall be carried out strictly in accordance with the details so approved, installed/carried out prior to works commencing on site, and shall be maintained for the duration of the works.

REASON: To protect the health and stability of trees to be retained on the site and to neighbouring sites, and to ensure that a satisfactory standard of visual amenity is provided and maintained.

21 No Plumbing or Pipes (Compliance/Details)

CONDITION: Notwithstanding the plans hereby approved, no plumbing, down pipes, rainwater pipes or foul pipes other than those shown on the approved plans shall be located to the external elevations of buildings hereby approved without obtaining express planning consent unless submitted to and approved in writing by the local planning authority as part of discharging this condition.

REASON: The Local Planning Authority considers that such plumbing and pipes would potentially detract from the appearance of the building and undermine the current assessment of the application.

22 Refuse/Recycling Provided (Compliance)

CONDITION: Details of the dedicated refuse / recycling enclosure(s) shown on the approved plans shall be submitted to and approved in writing by Local Planning Authority prior to superstructure works commencing on site.

The refuse and recycling enclosures and waste shall be managed and carried out at all times in accordance with the details so approved

REASON: To secure the necessary physical waste enclosures to support the development and to ensure that responsible waste management practices are adhered to.

23 Cycle Parking (Details)

CONDITION: Details of the bicycle storage areas shown on the approved plans shall be submitted to and approved in writing by the Local Planning Authority. The approved bicycle stores shall be provided prior to the first occupation of the relevant phase of the development hereby approved and shall be maintained as such thereafter.

REASON: To ensure adequate cycle parking is available and easily accessible on site, to promote sustainable modes of transport and to secure the high quality design of the structures proposed.

24 Lifts (Compliance)

CONDITION: All lifts hereby approved shall be installed and operational prior to the first occupation of the floorspace hereby approved.

REASON: To ensure that inclusive and accessible routes are provided throughout the floorspace at all floors and also accessible routes through the site are provided to ensure no one is excluded from full use and enjoyment of the site.

25 BREEAM UK (Compliance)

CONDITION: The development shall achieve a BREEAM [Multi-Residential Accommodation (2014)] Rating of no less than 'Excellent'.

REASON: In the interest of addressing climate change and to secure sustainable development.

26 Contaminated Land

Prior to the commencement of works below ground the following assessment in response to the NPPF and in accordance with CLR11 and BS10175:2011 shall be submitted to and approved in writing by the Local Planning Authority

a) A land contamination investigation.

Following the agreement to details relating to point a); details of the following works shall be submitted to and approved in writing by the Local Planning Authority prior to the relevant works commencing on site:

b) A programme of any necessary remedial land contamination remediation works arising from the land contamination investigation.

The development shall be carried out strictly in accordance with the investigation and any scheme of remedial works so approved and no change therefrom shall take place without the prior written approval of the Local Planning Authority.

c) Following completion of measures identified in the approved remediation scheme a verification report, that demonstrates the effectiveness of the remediation carried out, must be produced which is subject to the approval in writing of the Local Planning Authority in accordance with part b)."

REASON: Given the history of the site the land may be contaminated, investigation and potential remediation is necessary to safeguard the health and safety of future occupants.

Your attention is drawn to any **INFORMATIVES** that may be listed below

1 Planning Obligations Agreement

You are advised that this permission has been granted subject to the completion of a director level agreement to secure agreed planning obligations.

2 Superstructure

DEFINITION OF 'SUPERSTRUCTURE' AND 'PRACTICAL COMPLETION'

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.

3 Community Infrastructure Levy (CIL) (Granting Consent)

INFORMATIVE: Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with the Mayor of London's CIL Charging Schedule 2012. One of the development parties must now assume liability to pay CIL by submitting an Assumption of Liability Notice to the Council at cil@islington.gov.uk. The Council will then issue a Liability Notice setting out the amount of CIL that is payable.

Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed. The above forms can be found on the planning portal at:

www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

4 Car-Free Development

INFORMATIVE: (Car-Free Development) All new developments are car free in accordance with Policy CS10 of the Islington Core Strategy 2011. This means that no parking provision will be allowed on site and occupiers will have no ability to obtain car parking permits, except for parking needed to meet the needs of disabled people, or other exemption under the Council Parking Policy Statement.

5 Groundwater

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer.

Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.

6 Surface Water Drainage

With regard to surface water drainage, it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant ensures that storm flows are attenuated or regulated into the receiving public network through on and off site storage.

7 Materials

INFORMATIVE: In addition to compliance with condition 5 materials procured for the development should be selected to be sustainably sourced and otherwise minimise their environmental impact, including through maximisation of recycled content, use of local suppliers and by reference to the BRE's Green Guide Specification.

8 Construction Management

INFORMATIVE: You are advised that condition 5 covers transport and environmental health issues and should include the following information:

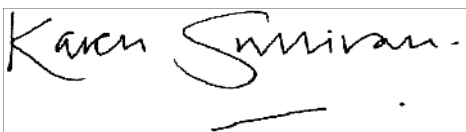
1. identification of construction vehicle routes;
2. how construction related traffic would turn into and exit the site;
3. details of banksmen to be used during construction works;
4. the method of demolition and removal of material from the site;
5. the parking of vehicles of site operatives and visitors;
6. loading and unloading of plant and materials;
7. storage of plant and materials used in constructing the development;
8. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
9. wheel washing facilities;
10. measures to control the emission of dust and dirt during construction;
11. a scheme for recycling/disposing of waste resulting from demolition and construction works;
- 12 noise;
- 12 air quality including dust, smoke and odour;
- 13 vibration; and
- 14 TV reception.

9 Archaeological Written Scheme of Investigation

The written scheme of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

Certified that this document contains a true record of a decision of the Council

Yours faithfully



KAREN SULLIVAN
SERVICE DIRECTOR - PLANNING AND DEVELOPMENT
AND PROPER OFFICER

SUBSEQUENT REQUIREMENTS FOLLOWING THE GRANT OF PERMISSION

1. **The Building Acts and Building Regulations**

To ensure compliance with the Building Acts and Building Regulations, you should contact the Building Control Service regarding the development and any intended works.

T: 020 7527 5999

E: building.control@islington.gov.uk

2. **Street Naming and Numbering**

If the development results in changes to any postal address or addresses on the site you should contact the Street Naming and Numbering section. Failure to do so can result in delays to conveyancing, the connection of services or the initiation of postal deliveries.

T: 020 7527 2245 / 2611

E: addressmanagement@islington.gov.uk

3. **Environmental Health, Trading Standards and Licensing**

You may need to comply with various Acts and therefore you should contact Commercial and/or Residential Environmental Health and/or Trading Standards and/or Licensing. The Licensing Team deal with premises that sell alcohol, provide entertainment, late night refreshment, gambling and special treatments such as beauty therapies, tattoos and saunas.

T: 020 7527 3186 (Commercial/Residential/Trading Standards)

T: 020 7527 3031 (Licensing)

E: Street.Trading@islington.gov.uk

Licensing@islington.gov.uk

Residential.Envh@islington.gov.uk

Commercial.Envh@islington.gov.uk

4. **Inclusive Design and Access for Disabled People**

The London Plan, Islington's Core Strategy and relevant Supplementary Planning Documents and Part M of the Building Regulations require the creation/maintenance of an Inclusive Environment. If you require any further information or advice on the application of the principles of Inclusive Design contact the Inclusive Design officers. Other applicable standards and design guidance are set out in:

§ Inclusive Mobility – www.dft.gov.uk/publications/inclusive-mobility

§ Approved Document M – Access to and use of buildings

§ Islington's Accessible Housing SPD –

[http://www.islington.gov.uk/publicrecords/library/Environmental-protection/Publicity/Public-consultation/2011-2012/\(2012-03-03\)-Accessible-Housing-SPD-Adopted-March-09.pdf](http://www.islington.gov.uk/publicrecords/library/Environmental-protection/Publicity/Public-consultation/2011-2012/(2012-03-03)-Accessible-Housing-SPD-Adopted-March-09.pdf)

§ Islington's Inclusive Landscape Design SPD -

[http://www.islington.gov.uk/publicrecords/library/Environmental-protection/Quality-and-performance/Reporting/2011-2012/\(2012-03-03\)-Inclusive-Landscape-Design-SPD-January-2010.pdf](http://www.islington.gov.uk/publicrecords/library/Environmental-protection/Quality-and-performance/Reporting/2011-2012/(2012-03-03)-Inclusive-Landscape-Design-SPD-January-2010.pdf)

§ BS8300:2009 – Design of buildings and their approaches to meet the needs of disabled people.

Regardless of any Planning or Building Regulations approval your client and or future occupant may have duties under the Equalities Act 2010 (which supersedes the Disability Discrimination Act). Those duties include to take all reasonable steps to ensure that disabled person experiences no less favourable treatment, which will involve the elimination of obstructive physical features.

T: 020 7527 2394

E: planning@islington.gov.uk

5. Highways

In order to comply with the provisions of the Highways Act, and/or other Highways matters, you should contact Highways Services. Hoardings, scaffolding, skips, overhanging structures, anything on the public highway (tables and chairs for example) are regulated by the Streetworks Team.

T: 020 7527 2000

E: streetworks@islington.gov.uk

6. Parking Suspensions

In order to secure parking bays for the sole use of contractors on site, you should contact Parking and CCTV Services.

T: 020 7527 1377/6262/6129

E: parkingsuspensions@islington.gov.uk

7. Trees

Any trees which are the subject of a Tree Preservation Order or within a conservation area may not be lopped, felled, uprooted or wilfully damaged without permission. Should you wish to undertake any such works contact the Tree Service.

T: 020 7527 2417/2150

E: treeservice@islington.gov.uk

8. Storage and Collection of Refuse

In order to ensure the intended approach/strategy to refuse, recycling, waste removal is acceptable, you should contact Street Environment Services.

T: 020 7527 2000

E: contact@islington.gov.uk

9. Nuisance from Construction Work

Nuisance from demolition and construction works is subject to control under the Control of Pollution Act. The normal approved noisy working hours are:

§ 08:00 to 18:00 Monday to Friday

§ 08:00 to 13:00 Saturday

§ No work on Sundays and Public Holidays

If you anticipate any difficulty in carrying out construction works other than within normal working hours (above) and by means that would minimise disturbance to adjoining properties then you should contact the Pollution Project Team.

T: 020 7527 7272

E: pollution@islington.gov.uk

10. Fire Precautions

If you require continued maintenance of fire precautions in existing buildings where no building work is planned contact the London Fire Brigade.

T: 020 8555 1200 (ext: 59163)

A: Eastern Command, Fire Safety Department

Units 5-6 City Forum

City Road,

LONDON EC1V 2FB

11. Petrol Storage

To ensure compliance with the Petroleum (Consolidation) Act and for advice on the storage of petroleum spirit or petroleum mixture, you should contact the London Fire and Civil Defence Authority.

T: 020 8555 1200 (ext: 59163)

A: Eastern Command, Fire Safety Department

Units 5-6 City Forum
City Road,
LONDON EC1V 2FB

Community Infrastructure Levy (CIL) Note Accompanying Planning Permission

1. Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), a development which has been granted planning permission becomes a CIL chargeable development if it proposes one or more new dwellings, or more than 100sqm of new build floorspace.
2. Islington Council is the CIL Collecting Authority for developments in Islington and collects both the London Borough of Islington CIL and the Mayor of London's CIL, which goes towards funding Crossrail.
3. The Council will use the [CIL Additional Information form](#) submitted with the planning application, alongside other application documents, to determine whether the application is CIL chargeable and to calculate the CIL charge.
4. If your application is deemed to be CIL liable, the charges will be calculated in accordance with the Community Infrastructure Regulations 2010 (as amended) and the applicable CIL rates from the [Islington CIL Charging Schedule](#) and the [Mayor of London's CIL Charging Schedule](#).
5. The CIL is charged in pounds per square metre and is calculated by multiplying the applicable CIL rate by the proposed gross internal area (GIA) proposed by the development. The floorspace of existing buildings to be retained or demolished as part of the development will be deducted from the CIL chargeable area if part of the existing building has been in its lawful use for at least six months in the three years prior to permission being granted.
6. After permission is granted, the Council will issue a **CIL Liability Notice** if CIL liability has been triggered, which will set out the combined Islington CIL and Mayor of London CIL charge payable on commencement of the development. The CIL charge will also be registered as a Local Land Charge against the relevant land.
7. **One (or more) of the development parties must assume liability to pay CIL for a CIL chargeable development by submitting an [Assumption of Liability Notice](#).** In the absence of this form, liability will default to site owner(s).
8. A development may be eligible for relief or exemption from CIL if it includes affordable housing, is owned by a charity and will be used wholly or mainly for charitable purposes, or is a self-build project. Relief or exemption must be claimed prior to commencement by submitting the appropriate claim form. Further information can be found on the GOV.UK website at www.gov.uk/guidance/community-infrastructure-levy#relief-and-exemptions.
9. Islington Council and the Mayor of London do not have a policy for granting discretionary charitable relief or exceptional circumstances relief and will not accept claims made on this basis.
10. **You must inform the Council when the development is going to start by submitting a [Commencement Notice](#)**
11. Once the Council has been notified that development works have commenced, a **CIL Demand Notice** will be issued setting out the total amount payable, how to pay, and when payment is due.
12. 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 you will not benefit from the 60 day payment window.
13. Late payment interest and surcharges will be imposed if payment is not received by the due date.
14. Continued failure to pay CIL liabilities due will result in the Council initiating enforcement action, including serving a CIL stop notice prohibiting further development on the site, and applying to a magistrates' court for a Liability Order to recover the debt through the seizure of assets.

Further information on CIL and all CIL forms are available on the Islington website at www.islington.gov.uk/cil, and the Planning Portal website at <https://www.planningportal.co.uk/cil>. Guidance on the Community Infrastructure Levy can be found on the GOV.UK website at www.gov.uk/guidance/community-infrastructure-levy.

APPLICANT'S RIGHTS FOLLOWING THE GRANT OR REFUSAL OF PERMISSION

For further information on CIL please contact the Developer Contributions Team at cil@islington.gov.uk.

1. Appeals to the Secretary of State

Should you (an applicant/agent) feel aggrieved by the decision of the council to either refuse permission or to grant permission subject to conditions, you can appeal to the Secretary of State for the Department of Communities and Local Government – Section 78 of the Town and Country Planning Act 1990 / Sections 20 and 21 of the Planning (Listed Building and Conservation Areas) Act 1990. Any such appeal must be made within the relevant timescale for the application types noted below, beginning from the date of the decision notice (unless an extended period has been agreed in writing with the council):

- § **Six months:** Full (excluding Householder and Minor Commercial applications), listed building, conservation area consent, Section 73 'variation/removal', Section 73 'minor-material amendment', extension of time, and prior approval applications.
- § **12 weeks:** Householder planning, Householder prior approval and Minor Commercial applications.
- § **8 weeks:** Advertisement consent applications.
- § **No timescale:** Certificate of lawful development (existing/proposed) applications.

Where an enforcement notice has been issued the appeal period may be significantly reduced, subject to the following criteria:

- § The development proposed by your application is the same or substantially the same as development that is currently the subject of an enforcement notice: **28 days of the date of the application decision.**
- § An enforcement notice is served **after the decision on your application** relating to the same or substantially the same land and development as in your application and if you want to appeal against the council's decision you are advised to appeal against the Enforcement Notice and to do so before the Effective Date stated on the Enforcement Notice..

Appeals must be made using the prescribed form(s) of The Planning Inspectorate (PINS) obtained from www.planning-inspectorate.gov.uk or by contacting 03034445000. A copy of any appeal should be sent both to PINS and the council (attn: Planning Appeals Officer).

The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are exceptional/special circumstances. The Secretary of State can refuse to consider an appeal if the council could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements and provisions of the Development Order and to any direction given under the Order. In practice, it is uncommon for the Secretary of State to refuse to consider appeals solely because the council based its decision on a 'direction given by the Secretary of State'.

2. Subsequent Application Fees

No planning fee would be payable should a revised application be submitted within 12 months of the decision. This 'fee waiver' is permitted only where the new application meets the following criteria:

- § the applicant is the same as the applicant of the original application
- § site boundary is the same as the site boundary of the original application
- § the nature of development remains the same.

3. Purchase Notices

Should either the council or the Secretary of State refuse permission or to grant permission subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state nor through carrying out of any development which has been or could be permitted. In such a case, the owner may serve a purchase notice on the council. This notice will require the council to purchase the owner's interest in the land in accordance with the provisions of Part IV of the Town and Country Planning Act 1990 and Section 32 of the Planning (Listed Buildings Conservation Areas) Act 1990.

4. Compensation

In certain circumstances compensation may be claimed from the council if permission is refused or granted subject to condition(s) by the Secretary of State on appeal or on reference to the Secretary of State. These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5. General Information

A planning permission does not constitute a listed building consent. Listed building consent is required before any works of development or alteration (internal or external) are undertaken to a building included on the Statutory List of Buildings of Architectural or Historic Interest.

A planning permission does not constitute a conservation area consent. Conservation area consent is required before any demolition works are undertaken to a building/structure within a designated conservation area – being the substantial demolition of a building/structure and/or demolition wall/fence fronting a public highway.

The grant of a permission does not relieve the applicant/developer of the necessity of complying with any local Acts, Regulations, Building By-laws, private legislation, and general statutory provisions in force in the area or modify or affect any personal or restrictive covenants, easements etc., applying to or affecting either the land to which the permission relates or any other land or the rights or any person(s) or authority(s) entitled to benefit thereof or holding an interest in the property.

A development for which permission is granted require new rights over other people's land such as: rights to receive light and air, rights of way, access, freeholder consent, party wall award. In such situations it is appropriate to seek professional advice – please be aware that as such matters relate are private law matters, the council cannot advise you. If planning permission is given in respect of land adjoining land belonging to the council or another public authority, you are advised to consult that authority in its capacity as landowner about your proposals.

Examples of land belonging to the council include: Public Parks, Gardens, Housing Estates, Estate Roads and Public Buildings such as Council Offices, Libraries and Swimming Pools.

6. If you require further advice please visits our website at www.islington.gov.uk or contact the Planning Enquiries team on 020 7527 2000.