

PLANNING COMMITTEE REPORT

Development Management Service
Planning and Development Division
Community Wealth Building

PLANNING SUB-COMMITTEE B		
Date:	14 th June 2021	NON-EXEMPT

Application number	P2020/0917/FUL
Application type	Full Planning Application
Ward	Tollington
Listed building	No
Conservation area	Tollington Park
Development Plan Context	Finsbury Park Core Strategy Key Area Article 4(2) Direction – Tollington Park Conservation Area Locally Listed Building Cycle Routes (Local) Article 4 Direction A1-A2 (Rest of Borough)
Licensing Implications	None
Site Address	100 Tollington Park, London, N4 3RB
Proposal	Conversion of an existing garage/store to create a one bedroom flat and the erection of a rear ground floor extension, plus private amenity space, refuse and cycle parking.

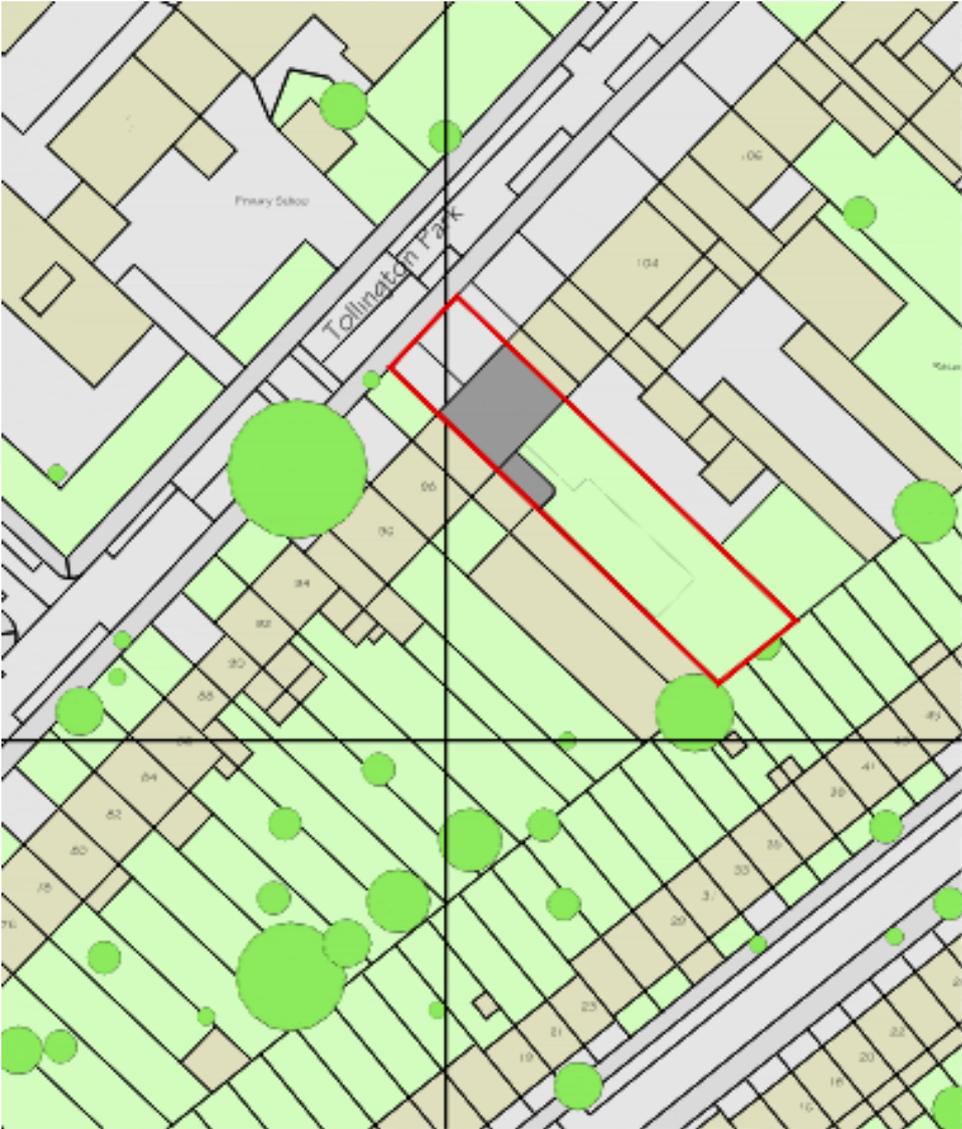
Case Officer	Mr Ross Harvey
Applicant	Mr H Schneck
Agent	Allen Planning Limited – Mr Tony Allen

1. RECOMMENDATION

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

1. subject to the conditions set out in Appendix 1; and
2. subject to the prior completion of a Unilateral Undertaking under section 106 of the Town and Country Planning Act 1990 securing the heads of terms as set out in Appendix 1;

2. SITE PLAN (Outlined in red)



3. PHOTOS OF SITE

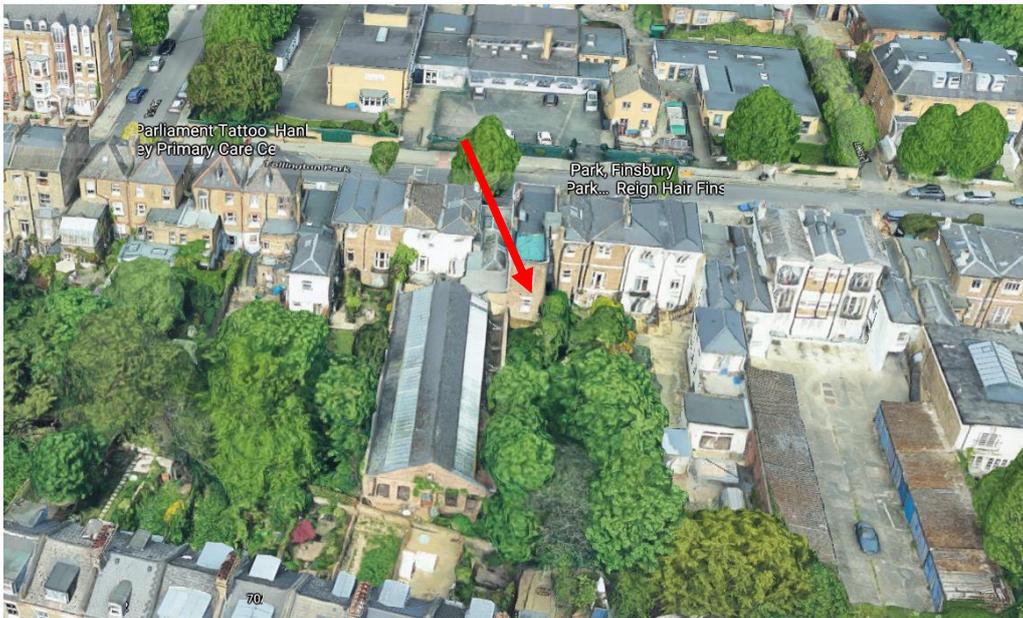


Image 1: Aerial view to the rear of the site



Image 2: View to the front of the property.

4. SUMMARY

- 4.1 Planning permission is sought for the conversion of an existing garage/store to create a one bedroom flat and the erection of a rear ground floor extension, with private amenity space, refuse and cycle parking.
- 4.2 The application site is subject to an extensive planning history relating to similar proposals being considered at appeal. The most recent application (ref: P2019/3284/FUL) was refused by the Council on the basis that the subdivision of the rear garden by way of an artificial hedge would unacceptably impact on the character and appearance of the host property and wider Conservation Area. This refusal was not appealed and the applicants sought to overcome the

reasons for refusal within the current application. The current proposals replace the artificial hedge with a semi-mature natural hedge pre-grown to a height of approximately 1.8m. The use of a natural hedge will be similar in appearance to the existing and is therefore considered to be sympathetic to the character and appearance of the host building and its surrounds, and represents a significant improvement on the artificial hedge that was recently refused.

- 4.3 The application is presented to Committee due to the number of objections received raising material planning issues. The main issues highlighted include loss of historic character of the rear garden and locally listed building, and impacts on the amenities of neighbouring residents. A summary of the objections raised is highlighted in Section 8.1.
- 4.4 The design of the proposals is considered to be acceptable and the new unit would facilitate a good quality residential unit that is sufficiently sized and provides a dual aspect. It is also considered that the proposal would not result in unacceptable harm to the amenity of the neighbouring occupiers.
- 4.5 It is considered that the current application has addressed the Council's previous reasons for refusal together with the issues raised by the Inspector in the most recent Appeal Decisions relating to the site. The applicants have agreed to pay the full small sites contribution and the carbon offsetting contribution.
- 4.6 The proposed development is considered to accord with the National Planning Policy Framework 2019, and the policies found within the London Plan 2021, the Islington Core Strategy 2011, the Development Management Policies 2013 and Supplementary Planning Documents. The proposal is therefore recommended for approval subject to a legal agreement and appropriate conditions.

5. SITE AND SURROUNDING

- 4.7 The application site is situated on the south-eastern side of Tollington Park and comprises a three storey villa house which was converted into 5no. self contained residential units in 2000. The subject site was built circa 1840 and forms part of a group of locally listed Grade B buildings. The property is located within the Tollington Park Conservation Area but does not contain any statutory listed buildings or monuments.
- 4.8 Tollington Park was one of the earliest residential streets to be laid out in the northern part of the Borough, and was lined with grand semi-detached villas in the 1830's and 40's, many of which survive. Together with the two fine Victorian Churches of St Mellitus and St Mark in their contrasting styles, and the many mature trees, Tollington Park has an unusually spacious quality and an above average standard of architectural design.
- 4.9 The surrounding area is largely residential, comprising buildings of a similar historic character to the host property. Much like the application site which was converted into 5 flats in the early noughties, the majority of historic properties within the local area appear to have been converted into flats. The Christ the King Catholic Primary School is also located directly opposite on the northern side of Tollington Park.
- 4.10 Proposals are limited to the ground floor level of the property within an existing ancillary garage.

6. PROPOSAL (IN DETAIL)

- 6.1 The proposals result in the conversion of an existing garage/store to create a new self-contained residential unit at ground floor level of 100 Tollington Park. The new unit would be accessed via the garage doors, and contains one double bedroom.

- 6.2 The erection of a single storey rear ground floor extension is also proposed. It would extend beyond the rear wall of the existing outrigger by approximately 2.1m at a height of approximately 2.7m. The proposed single storey rear extension would replace an existing addition at a similar height and footprint.
- 6.3 Subdivision of the rear garden is also proposed to provide private outdoor amenity space to the new unit. The subdivision of the rear garden includes the planting of new hedges to a pre-grown height of 1.8m along the shared boundary with the other ground floor unit.

7. RELEVANT HISTORY:

Planning Applications

- 7.1 **P2019/3284/FUL** Conversion of an existing garage/store to create a one bedroom flat and the erection of a rear ground floor extension, plus private amenity space, refuse and cycle parking. **Refused** permission.

REASON: The proposed subdivision of the rear garden is considered, by virtue of its proposed materials and detailed design, to cause harm to the appearance of the locally listed building and Conservation Area and would not preserve or enhance the character and appearance of the conservation area and would not provide any biodiversity benefits and would be contrary to London Plan Policies 7.4 and 7.6, Islington Core Strategy (2012) Policies CS8, CS9 and CS10, Development Management (2013) Policies DM2.1, DM2.3 and DM6.5 the Islington Urban Design Guide (2017) and the Tollington Park Conservation Area Design Guidelines

- 7.2 **P2018/1391/FUL** Conversion of an existing garage/store to create a one bedroom flat and the erection of a rear ground floor extension, plus private amenity space, refuse and cycle parking. The application was appealed for non-determination and **Dismissed** by the Planning Inspectorate on 19/09/2019 for the following reasons:

LIVING CONDITIONS: Due to loss of privacy of both future and neighbouring occupiers, and the unsatisfactory light and outlook for future occupants, would produce an unacceptable standard of amenity contrary to policy DM2.1.

TRAFFIC AND PARKING: Lack of a legal agreement securing car free development. A legal agreement is necessary to achieve the planning objectives of avoiding increased traffic congestion and pollution in the area.

CARBON OFFSETTING: Policy CS10 of the Core Strategy of 2011 requires development to offset CO2 emissions associated with the building through a financial contribution towards measures which reduce CO2 emissions from the existing building stock. In the absence of a mechanism to secure any contribution the proposed development would be contrary to Policy CS10

- 7.3 **P2017/3970/FUL** Conversion and extension of an existing garage to a 1 bed self-contained residential unit, subdivision of rear garden, erection of rear extension plus alterations to front garage door. The application was **Refused** for the following reasons

REASON: The proposed subdivision of the rear garden and alteration to the garage doors are considered by virtue of their design to cause harm to the appearance of the locally listed building and would not preserve or enhance the character and appearance of the conservation area and would be contrary to London Plan Policies 7.4 and 7.6, Islington Core Strategy (2012) Policy CS8, Development Management (2013) Policies DM2.1 and DM2.3, the Islington Urban Design Guide (2017) and the Tollington Park Conservation Area Design Guidelines

7.4 **P2016/2195/FUL** Conversion and extension of an existing garage/store at the rear ground floor to create a two bedroom flat (2b 3p) and alterations to front elevation and replacement rear extension with private amenity space and fencing plus bicycle and bins stores was refused 01/03/2017. This application was **Refused** for the following reasons:

REASON: The proposal results in the change of use to create a self-contained residential unit (C3 Use Class Order), however the applicant has failed to submit written confirmation of an agreement to pay the financial contribution, as sought by the Islington Affordable Housing Small Sites Contributions SPD. Therefore, the proposal is contrary to policy CS12 Part G of the Islington Core Strategy (2011) and the Islington Affordable Housing Small Sites Contributions SPD (2012).

REASON: The proposed unit would fail to provide adequate living conditions to potential future occupiers based on the poor internal layout and poor outlook levels to the main habitable room spaces and as such would fail to meet the criteria and housing standards as set out in Policy DM3.4 of the Development Management Policies (June 2013) and the London Housing SPG.

The application was **Dismissed** at appeal for the following reasons:

AFFORDABLE HOUSING: planning obligation securing a financial contribution towards affordable housing is necessary to make the development acceptable in planning terms. No viability evidence has been submitted to demonstrate that a contribution of £50,000 would not be fairly and reasonably related in scale and kind to the development. The proposal fails to comply with Policy CS12 part G, as supported by the SPD.

LIVING CONDITIONS: Due to lack of outlook and access to light the proposal has not demonstrated compliance with the development plan and that future occupiers would enjoy a reasonable level of amenity within the urban context

NEIGHBOUR AMENITY: The proposed refuse disposal and cycle parking is an unacceptable element of the scheme, conflicting with a consideration set out in Policy DM3.3 part B

CONSERVATION AREA: Single storey rear extension does not relate to well to the distinctive curved corner of the host building, the erection of an internal 1.8 m close boarded timber fence, the installation of timber decking and timber planter boxes would not be in keeping with the period building and would detract from the open character of the garden space. The alterations to provide for cycle parking and bin storage in the front garden would not be consistent with the encouragement for the reinstatement of front boundary walls and soft landscaping to the front of 96-108 Tollington Park as stated in the Conservation Area Design Guidelines. The insertion of vertical areas of glazing to the front garage doors to provide natural light into the living area would negatively impact the character and historic appearance of the host building.

7.5 **P2014/4980/FUL** The conversion and extension of an existing garage/store at the rear ground floor to create a two-bedroom flat and associated alterations to side elevation, insertion of new doors plus rear boundary treatment at 100 Tollington Park was refused 04/03/2015. This application was **Refused** for the following reasons

REASON: The proposed extension would result in an increased height and mass that replaces an existing bomb shelter which was built as ancillary to the main building and would therefore substantially harm the setting of the locally listed building and the character and appearance of the conservation area. This is contrary to Policy CS9 of the Core Strategy 2011, Policies DM1, DM3 and DM3.5 of the Development Management Policies, Islington Urban Design Guidelines 2006 and the Conservation Area Guidelines for Tollington Park 2002.

REASON: The proposed flat would fail to provide an adequate level of residential amenity by virtue of lack of adequate outlook, daylight and sunlight. This is contrary to the provisions of Islington's Core Strategy 2011 policy CS12, DM2.1 and DM3.4 of the Development Management Policies

- 7.6 **P2014/2875/FUL** The conversion and extension of an existing garage/store at the rear ground floor to create a two bedroom flat. Appeal **Dismissed** 06/02/2015 for the following reasons:

LIVING CONDITIONS: The development would conflict with Policy CS12 of the CS and Policies DM2.1, DM3.3 and DM3.4 of the DMLP, which seek to ensure that all new residential accommodation provides an appropriate level of outlook and light from habitable rooms. It would also be contrary to one of the core planning principles of the National Planning Policy Framework (the Framework) that, planning should always seek to provide a good standard of amenity for all existing and future occupiers of land and buildings.

- 7.7 **P122061** The partial conversion and extension rearwards of an existing garage/store area at rear ground floor to create a one bedroom single storey flat, and the erection of a two storey house to the central part of the rear garden. This application was refused for the following reasons

REASON: The current proposal would be built on garden land, not a brownfield site as suggested in the submission document; indeed No.100 is notable for its extremely large rear garden (one of the largest in the borough) which is unaltered since the 19thC. The proposal would be harmful to visual amenity and to the character and appearance of the conservation area. The proposal would be contrary to policy 7.18 of the London Plan 2011, policy H6 of the Unitary Development Plan 2002, policy DM36 of the emerging Development Management policies, June 2012, Conservation Area Guidelines for Tollington Park 2002, and no overriding factor is offered as to why the application should be considered an exception.

REASON: The proposal to erect a two-storey house in the central area of the rear garden, connected to the house via a single storey link, will, as a result of the expansion and intensification, substantially harm the setting of the locally listed building and the character and appearance of the conservation area. The proposal will therefore be contrary to policies 7.4, 7.6 and 7.8 of the London Plan 2011, policies D4, D11, D22, D24 and D42 of the Unitary Development Plan 2002, policy CS9 of the Core Strategy 2011 and policies DM1, DM3 and DM36 of the emerging Development Management policies June 2012, Islington Urban Design Guidelines 2006 and Conservation Area Guidelines for Tollington Park 2002.

REASON: The two storey house would have a harmful effect on the amenity to the existing residential flats at 100 Tollington Park, especially the ground floor unit which would lose southerly light and suffer from a sense of enclosure and loss of outlook, and would also lead to a loss of light and outlook to the adjacent property at 98 Tollington Park. The proposal will therefore be contrary to policies 7.6 of the London Plan 2011, D3 of the Unitary Development Plan 2002, CS9 of the Core Strategy 2011 and DM1 of the emerging Development Management policies, June 2012

The application was appealed and dismissed for the following reasons:

CONSERVATION AREA: the part single part two storey rear extension would not preserve or enhance the character or appearance of the CA. It would therefore conflict with Policy DM2.3 of the DMP, Policy 7.8 of the London Plan (LP), the CADG and the UDG which, amongst other things, seek to conserve and enhance the Borough's heritage assets and encourage development that makes a positive contribution to local character and distinctiveness. It would also conflict with The Framework

LIVING CONDITIONS: The proposals would have a harmful effect on the living conditions of the occupier of No 100E Tollington Park due to being visually intrusive and loss of light

- 7.8 **P031258** The construction of a single storey rear extension in connection with the formation of a three bedroom ground floor flat, together with the creation of a roof terrace at first floor level at 102 Tollington Park granted 03/09/2003.
- 7.9 **971784** Change of use from light industrial to live/work units involving conversion to provide two x 3-bedroom live/work units with associated alterations, and provision of amenity space to rear of 98 Tollington Park granted 18/10/1999.
- 7.10 **900310** Conversion of former coach house to self-contained two bedroom flat and provision of new entrance for existing basement flat under, granted 17/12/1990 at 96 Tollington Park.

8. CONSULTATION

Public Consultation

- 8.1 Letters were sent to occupants adjoining and nearby properties. A site notice and press advert were also published and distributed. At the time of the writing of this report responses had been received from a total of 9 different addresses objecting to the proposed scheme. The issues raised can be summarised as follows (*with the paragraphs in brackets indicating where in the report the respective points have been addressed*):
- Does not overcome concerns raised by Islington Council and the Planning Inspectorate regarding loss of privacy and daylight/sunlight to rear windows and garden of 100E Tollington Park (**paras 10.25-10.27**)
 - Overlooking to No.100E (**paras 10.25-10.27**)
 - Installation of bin stores to the front of the property would impact bedroom windows of 100E Tollington Park and impact the character and appearance of the host property and wider conservation area (**para 10.15 & 10.22**)
 - Proposed hedging would lose leave in winter exacerbating overlooking and loss of privacy and visual amenity impacts (**para 10.23 & 10.38**)
 - Overlooking into proposed unit from Flat B above due to the installation of a new rooflight (**paras 10.26**)
 - Poor quality residential unit due to its restricted access to daylight/sunlight, small sized bedroom with restricted, insufficiently sized kitchen and lack of defensible space to the front (**10.31-10.38**)
 - Single storey rear extension is harmful to the host building and wider conservation area (**paras 10.11-10.13**)
 - Use of the garage as habitable space is an over use of the site (**para 10.2-10.5**)
 - Impacts on biodiversity due to physical extensions and loss of trees (**para 10.43 – 10.45**)
 - Very similar to previous schemes which have been refused and dismissed at appeal (*Officer Note –The proposal includes material differences to the previous submissions and therefore is required to be assessed*).
 - Plans not drawn correctly (*Officer Note – The submitted drawings are sufficiently accurate*)

Internal Consultees

- 8.2 **Design and Conservation:** In previous applications, objections were raised to the subdivision of the garden, removal of the hedge and replacing with artificial landscaping as well as the size

of the rear extension. The Planning Inspectorate addressed these issues in their previous appeal decisions and this is also addressed in the assessment below.

External Consultees

8.3 **Islington Swifts Group:** From a biodiversity perspective the hornbeam hedge is welcome although it must be a native European Hornbeam (*Carpinus betulus*) to ensure a genuine gain for biodiversity and maximise value for wildlife.

9. RELEVANT STATUTORY DUTIES & DEVELOPMENT PLAN CONSIDERATION & POLICIES

9.1 The National Planning Islington Council (Planning Committee), in determining the planning application has the following main 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 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 The Development Plan is comprised of the London Plan 2016, Islington Core Strategy 2011, Development Management Policies 2013 and Site Allocations 2013. The policies of the Development Plan that are considered relevant to this application are listed at Appendix 2 to this report.
- 9.10 The SPGs and/or SPDs which are considered relevant are listed in Appendix 2.

Emerging Policies

Draft Islington Local Plan 2019

- 9.11 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. As part of the examination, consultation on pre-hearing modifications is took place from 19 March to 9 May 2021.
- 9.12 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)
- 9.13 The emerging policies relevant to this application are set out below:
- Policy H1 Thriving Communities
 - Policy H9 Supporting Housing
 - Policy T1 Enhancing the Public Realm and Sustainable Transport
 - Policy T5 Delivery, Servicing and Construction
 - Policy S1 Delivering Sustainable Design
 - Policy DH1 Fostering Innovation and Conserving and Enhancing the Historic Environment
 - Policy DH2 Heritage Assets

10. ASSESSMENT

- 10.1 The main issues arising from this proposal relate to:

- Land Use
- Design and Conservation
- Neighbouring Amenity
- Quality of Accommodation
- Highways
- Trees
- Access
- Small Site Contributions
- Other Matters

Land Use

- 10.2 Core Strategy Policy CS12 'Meeting the housing challenge' seeks to ensure that the Borough has a continuous supply of housing to meet London Plan targets. London Plan Policy H1 (Increasing Housing Supply) seeks to maximise the supply of additional homes in line with the London Plan's, having regard to the site's characteristics in terms of urban design, local services, public transport and neighbour amenity.
- 10.3 The proposed loss of the garage car parking space is in accordance with the Council's car free policy, while the introduction of a residential use would support policy aims to maximise the supply of new homes.

Design and Conservation

- 10.4 100 Tollington Park is a three storey building located in the Tollington Park Conservation Area (a designated heritage asset) which is characterised by a spacious residential environment and high quality architecture including grand semi-detached villas on tree lined streets.
- 10.5 Policy DM2.3 of the Islington Development Management Policies requires new development and alterations to existing buildings in conservation areas to conserve or enhance their significance. Paragraph 193 of the NPPF (2019) states that '*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation*' (and the more important the asset, the greater the weight should be). Furthermore, at paragraph 196: '*Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use*'.
- 10.6 Islington's Conservation Area Design Guidelines (CADG) identify that it is the gardens of dwellings that create a sense of spaciousness and it is this feature that helps to convey the prosperous origins of the conservation area. The deep garden at the rear and the garden space to the front of the building make a positive contribution to the building's setting and enhance the conservation area.
- 10.7 It is considered that, to the extent that development plan policies are material to an application for planning permission the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (see section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004). Weight is a matter for the decision maker.

Conversion of Garage and Subdivision of Rear Garden

- 10.8 There have been several recent appeals for similar development at this site, notably those submitted in 2017 and 2019 (appeal ref: APP/V5570/W/17/3170858 and APP/V5570/W/19/3231409). Both appeals were dismissed by the Planning Inspectorate due to

the impacts on the privacy of both future and neighbouring occupiers, the unsatisfactory light and outlook for future occupants of the unit and a lack of adequate mechanisms to secure affordable housing provision, carbon offsetting and a car free development to be in place.

- 10.9 A subsequent application was submitted in 2019 (ref: P2019/3284/FUL), which was refused by the council due to the proposed subdivision of the rear garden, which by virtue of its proposed materials and detailed design, was considered to cause harm to the appearance of the locally listed building and conservation area. The materials and detailed design referenced in the reason for refusal relate to the insertion of an artificial plastic hedge with a height of 1.7m and a depth of 13.5m between the proposed new dwelling and the existing property at 100E Tollington Park, the lower ground floor unit immediately adjacent to the proposed new dwelling. Whilst it was accepted that it would prevent mutual overlooking between the host property and 100E Tollington Park, the use of an artificial hedge was considered to be a large, contrived and monolithic boundary structure that would not accurately replicate the character or amenity provided by a natural hedge. The drawings submitted as part of the current application detail the provision of a pre-grown 1.8m high hornbeam hedge in this location, instead of an artificial hedge.
- 10.10 The proposed hedge is similar in appearance to the existing hedge within the rear garden and, as noted above, would be planted to a pre-grown height of 1.8m. The hornbeam hedge is a semi-evergreen species that is commonly used throughout the UK and would not be considered to appear significantly out of place within a historic garden setting. The use of such a species to subdivide the rear garden is considered a significant improvement on the refused scheme, which incorporated an artificial hedge. It is considered that the proposed hedge would be complementary to the character and appearance of the host property and its generous rear garden, as well as the wider conservation area setting. As such, it is considered that the introduction of an appropriate hedge would overcome the previous reason for refusal in this regard.



Image 4 Hornbeam Hedging Example

Single Storey Rear Extension and Alterations to Rear Outrigger

- 10.11 A single storey ground floor rear extension is proposed beyond the two storey outrigger. It would replace an existing non-original single storey structure. The proposed rear extension would cover a similar footprint to the existing rear structure, with a depth of approximately 2.1m and a width of 4m. In terms of its height, the proposed extension would exceed the existing rear addition, at 2.7m. In terms of its materials, the single storey rear extension would be constructed from brickwork to match existing.



Image 3 Existing (left) and Proposed (right) Rear Elevation

- 10.12 During the appeal of application ref: P2016/2195/FUL the Inspector noted that *“the more substantial residential extension would not relate well to the distinctive curved corner of the host building.”* The extension under the current application and more recently refused applications has been designed to have a curved element to reflect the three storey closet wing present at the property. This, again is considered a more appropriate detail than the scheme that was refused on appeal. In addition, during the most recent appeal (ref: P2018/1391/FUL) the Planning Inspector concluded *“By incorporating a curved corner element I agree with the main parties that the rear extension forming part of the proposal would not adversely affect the character or appearance of the host building or the conservation area”*. This element remains unchanged in scale and massing terms from the most recent appeal and is therefore considered acceptable.
- 10.13 No objections are raised regarding the additional glazing shown to the side elevation in design and conservation terms. The glazing would be limited to the rear and side of the outrigger. The new obscure glazed window serving the bathroom would be small in scale with very limited visibility from nearby private views. It is considered that the new openings to the rear elevation are modest in scale and appropriate to a residential dwelling. No objections are raised to the obscuring of the existing window to the flank elevation of the outrigger at ground floor level, which would otherwise retain its existing appearance.

Alterations to the Front of the Property

- 10.14 The drawings submitted detail that the historic timber carriage-house doors and vertical areas of glazing would be maintained. These are integral to the historic form and had been proposed to be replaced with modern glazing under the previously refused schemes. This allows the fabric of the locally listed building to be retained to the front of the property and would provide natural light and a second aspect to the proposed living space within the proposed unit.



Image 5 Existing (left) and Proposed (right) Front Elevations

- 10.15 Concerns have been raised regarding the use of the front of the property for bin and bicycle storage. Bin storage is shown as being within the driveway beside the existing front steps. A review of google imagery confirms that this location is already used for bin storage for the other flats within No.100 Tollington Park. Notwithstanding this, a condition has been recommended requiring further details for a proposed bin store location to be submitted. This will also ensure that there is no impact on the character and appearance of the host property and wider conservation area. The cycle storage is shown at semi-basement level beneath the existing stairs to the upper floor levels of the building and would therefore not be visible from the public realm
- 10.16 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 preserving and enhancing the character or appearance of the Conservation area, its setting and any of its features of special architectural or historic interest. Officers consider that the proposed development would not harm the character of the Tollington Park Conservation Area when considering the design and scale of the development. Furthermore there are no statutory listed buildings in close proximity to proposed site that would impacted upon in terms of their individual setting. As such Officers have taken Sections 16(2) and 66 (1) (Listed Buildings and Conservation Areas) Act 1990 into account in assessing the proposed external changes.
- 10.17 Overall the proposals are considered to maintain the character and appearance of the host property and the Conservation Area, in accordance conflict with Policy CS 9 Part B of the Core Strategy and Polices DM2.1 and DM2.3 of the DMP.

Neighbouring Amenity

- 10.18 Policy DM2.1 of the Development Management Policies 2013 state that development should not have an adverse impact on neighbouring amenity in terms of overshadowing, overlooking, privacy, direct sunlight and daylight, over-dominance, sense of enclosure or outlook.
- 10.19 Whilst the development would inevitably result in some increase in activity, due to the expected occupancy and location within an established residential area, the proposal would not result in unacceptable increases in noise and disturbance.

- 10.20 Consistent with the previous applications (ref: P2017/3970/FUL, P2018/1391/FUL and P2019/3284/FUL), the proposal would result in the loss of an internal glazed partition. However, this is not considered to cause any undue harm in terms of loss of light as this is internal.
- 10.21 The proposed rear extension would be of a similar depth to the structure it is replacing. Although it would be a slightly higher, it would have a modest height and depth beyond the three storey outrigger such that it would detrimentally impact upon the amenity of the neighbouring occupiers. The existing lower ground floor flat would not be unacceptably impacted in terms of outlook to the rear due to the modest scale of the proposal and its location away from the windows serving this unit.
- 10.22 The proposal includes the provision of bin storage within the front garden/driveway, with cycle parking located underneath the front external stairs at semi-basement level. This is consistent with P2018/1391/FUL (Appeal ref: APP/V5570/W/19/3231409). During the appeal of P2018/1391/FUL, the Planning Inspectorate stated that "*Although these arrangements might produce some risk of conflict, on the whole they appear to me to be workable and would not affect the privacy or outlook from the front windows of Flat 100E*". Notwithstanding the conclusions of the Planning Inspector, it is considered that full details of bin storage is required to ensure this does not detrimentally impact on the amenity of future and neighbouring residential occupiers. A condition has therefore been recommended to this effect. No objections are raised regarding the location of bicycle storage.
- 10.23 With regard to the rear garden, the appeal decision relating to application ref: P2018/1391/FUL noted concerns regarding the lack of boundary treatments and the resulting overlooking to neighbouring residents and lack privacy to future occupiers of the proposed residential unit due to mutual overlooking between the two rear gardens. The Inspector noted that the proposed box hedging may take several years to become established and grow to the level shown on previously submitted drawings. In order to overcome this reason for refusal, the applicant has replaced the previously proposed box hedging at the boundary with no.100E Tollington Park and with a pre-grown 1.8m high Hornbeam hedge. It is considered that the planting of the pre-grown hedge would ensure overlooking between the proposed new unit and No.100E would not be compromised and that a good level of privacy would be maintained between the two properties. The type of hedging proposed would also be semi-evergreen thereby maintaining a level of screening in the winter months.
- 10.24 Whilst the hedge could only be secured by condition for a period of 5 years, it is considered an appropriate boundary treatment in this instance given the conservation area setting of the property as well as the generous and well preserved historic garden at the rear of the site. In addition, windows along the flank elevation are now shown as obscure glazed, preventing overlooking from key living areas of the new unit to the rear of No.100E. Any potential mutual overlooking would therefore be limited to rear gardens should the hedge be removed or die after 5 years. To ensure that the garden is not inappropriately subdivided through the introduction of a solid means of boundary which would detrimentally impact the character and appearance of the conservation area, a condition is recommended to remove the permitted development rights of the future occupiers to erect a boundary enclosure other than the hedge.
- 10.25 A trellis fence to a depth of approximately 3m from the rear party wall is retained from previous schemes. It would project beyond the bedroom window, separating the application site from No.100E. The mature hedge would be planted along the remainder of the shared boundary. No objections are raised regarding potential overlooking from the trellis fence as it is limited to a small portion of the side return and views from the bedroom window to the adjoining property would be significantly restricted.

- 10.26 No objections would be raised regarding potential overlooking from proposed rooflights into the units above. Views into habitable room windows would not be possible given the oblique angle from ground floor level rooflights.
- 10.27 Overall as submitted the scheme would not be considered to result in additional harm to the amenities of neighbouring occupiers and the proposals are therefore in accordance with Development Management Policy DM2.1.

Quality of Accommodation

- 10.28 The current planning application proposes a one bedroom, two-person self-contained residential unit.
- 10.29 Paragraph 17 of the NPPF outlines a set of core land-use principles which should underpin decision making, including that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings
- 10.30 Policies DM3.4 and 3.5 require new developments to provide good quality accommodation both internally and externally, which should accord with the principles of good design and provide dual aspect accommodation unless exceptional circumstances are demonstrated.
- 10.31 The proposed unit measures 63sqm which exceeds the minimum area stated in the nationally described space standard. The proposed bedroom has been measured as approximately 11.9sqm, which although slightly smaller than the requirement of a double bedroom (12sqm) by the Development Management Policies, is in excess of the minimum floor area as required by the Nationally Described Space Standards (11.5sqm).
- 10.32 The previous Inspector found the, *“Although the outlook and light levels to the living area are acceptable, on the whole the outlook and natural light would be rather restricted. The privacy of the amenity space would be limited. Although the plans show the box hedging to be around head height, it may take a number of years to become established and grow to this level, and so there would be likely to be some loss of privacy between the neighbouring occupiers. Overall I therefore consider that the proposal would not afford an adequate standard of amenity for future occupiers, contrary to policy DM2.1.”*
- 10.33 The current proposal (Image 3 below) incorporates a similar layout to the previous scheme that was dismissed at appeal. However, the key difference involves the inclusion of 1.8m high pre-grown hedge to the side boundary with no.100E Tollington Park, which is considered to overcome the Inspectors concerns regarding privacy to habitable areas at the rear and outdoor amenity spaces. It is acknowledged that natural light and outlook would remain somewhat limited to the front of the property facing the street with the windows serving the kitchen area. Notwithstanding this, the overall improvements to the privacy of the residential unit together with the overall size of the 1 bedroom unit and southern facing larger living space is considered to weigh in its favour. The previous submission included outward opening double doors along the flank elevation and a fixed shut window to the rear elevation.



Image 6 Current Proposals

- 10.34 The current proposals (Image 6) instead show the opening double doors to the rear elevation and include a fixed shut and obscure glazed window along the flank elevation. Whilst the current scheme results in the loss of a window towards the rear of the flank wall of the outrigger when compared to the recent refusals referenced above, no objections are raised in this regard given its proximity to the 1.8m high hedge restricting outlook. Overall, the proposed arrangement is considered a significant improvement, particularly in terms of outlook with the main living area being afforded unobstructed views to the rear garden via the double doors. Although facing north east, it is considered that the obscure glazed window along the flank elevation would contribute to the overall light levels into the property.
- 10.35 The main living areas face south east, and are served by large double doors/windows. Given its orientation and the size of its rear openings, it is considered reasonable to expect that the proposed unit would receive sufficient levels of natural light, with outlook to the rear garden provided. The double bedroom also benefits from a south east facing floor to ceiling height window which would allow good levels of natural light and outlook to that room. Whilst it is unfortunate that outlook cannot be enhanced to the front, the retention of the garage doors is considered a heritage benefit, which has been considered in the planning balance of these matters. It is therefore considered that the openings are sufficient to ensure the property would be well lit with reasonable levels of outlook to the rear garden provided.
- 10.36 It is also important to note that as the most recent refused application (ref: P2019/3284/FUL) overcame the privacy issue between the host property and no.100E Tollington Park, the levels of light and outlook alone were not considered sufficiently harmful enough to warrant refusal and this would also be in line with the comments in the previous Inspectorate decision. Notwithstanding this, for the reasons given above, it is considered that the proposed unit would be afforded reasonable access to light and outlook to the rear and given the improvements in terms of privacy to the rear garden with the installation of a mature hedge, it is considered that the unit, on balance, would provide a good standard of residential accommodation.
- 10.37 In addition and as noted above, the proposed unit would exceed the minimum floorspace requirements for a 1 bedroom 2 person unit (50 sq m required and 63 sqm proposed) and would provide a functional layout.
- 10.38 It is considered that the size and layout of the private amenity space is sufficient and well in excess of the minimum requirement for a ground floor unit of 13sqm. The planting of a mature hedge will ensure good levels of privacy are maintained between the host property and No.100E. Whilst the proposed hedge (*Carpinus Betulus*) is classed as deciduous, it is noted

that it does not lose all cover during winter, ensuring that privacy screening would be retained should the rear garden be occupied during the cooler months.

- 10.39 Policy DM2.1 expects a good level of amenity, Policy DM3.3 sets out the requirements for acceptable conversions and Policy DM3.4 sets out a range of considerations affecting housing quality and liveability. The proposal has demonstrated compliance with the development plan and that future occupiers would enjoy a reasonable level of amenity within the urban context

Highways

- 10.40 Islington policy identifies that all new development shall be car free. Therefore, no parking provision will be allowed on site and occupiers will not have the ability to obtain car parking permits, except for parking needed to meet the needs of disabled people. Residents of the development will not be eligible to attain on-street parking permits, unless required to meet the needs of occupiers registered disabled. The applicant has signed a Unilateral Undertaking with a commitment to occupants of the host property being restricted from occupying residential parking bays within the Borough. While the site includes an existing off street parking bay, this is not proposed to be changed as part of the application.
- 10.41 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'. The application proposes the use of an under stairs area to the front of the property for bicycle storage. As referenced in the sections above, the location of the proposed cycle storage area is considered acceptable and workable with the existing residential units on site.
- 10.42 Bin storage is also shown to the front of the property, adjacent to the existing off-site parking bay. To ensure that a proposed bin store would not detrimentally impact upon the amenity of neighbour and future occupiers and that this would not impact upon the character and appearance of the conservation area, a condition is recommended requiring detail to be submitted to and approved by the Local Planning Authority.

Trees/Biodiversity

- 10.43 In accordance with Development Management Policy DM6.5 (Landscaping, trees and biodiversity), all developments must protect, contribute to and enhance the landscape, biodiversity value and growing conditions of the development site and surrounding area, including protecting connectivity between habitats. Developments are required to maximise the provision of soft landscaping, including trees, shrubs and other vegetation, and maximise biodiversity benefits.
- 10.44 The loss of existing trees was not referenced as part of the most recent appeal of P2018/1391/FUL. However, during a previous appeal (relating to application P2016/2195/FUL and appeal ref: APP/V5570/W/17/3170858) the Planning Inspectorate stated: "*The plans and the planning application form do not identify an existing pear tree in the rear garden. In all probability this tree would have to be removed to enable the scheme to proceed as shown on plan. The tree has some amenity value but the Council's tree officer describes it as being of poor health, form and vigour. That being the case its loss could not reasonably be resisted and a planning condition could require replacement planting*". The Council's Tree Officer has been consulted during the assessment period of P2018/1391/FUL and P2019/3284/FUL and has raised no objections to the removal of this tree. As such, the removal of the tree is not considered to warrant refusal of the application.
- 10.45 In light of the above, it is considered that the proposed development would not significantly impact on the landscape and biodiversity value of the application site. The physical alterations

sought are limited to the erection of a modestly sized rear extension and the planting of a mature hedge, which are not considered harmful in biodiversity terms.

Access

- 10.46 On 1st October 2015, a new National Standard for Housing Design was introduced, as an enhancement of Part M of the Building Regulations, to be enforced by an Approved Inspector. Residential development containing fewer than 10 units should be designed so that all dwellings meet Category 2 of the National Housing Standards. A written statement explaining how each of the units meets the requisite standard should be provided with the application (this can be contained within the Planning Statement). Plans should indicate notional furniture layouts.
- 10.47 Policy D7 of the London Plan 2021 requires all new development to provide suitable housing and genuine choice for London's diverse population. These aims are reflected in Policy DM2.2 of the Islington Development Management Policies, which requires developments to demonstrate, inter alia, that they produce places and spaces that are convenient and enjoyable to use for everyone.
- 10.48 The site has level access from the front driveway and would provide the opportunity to be an adaptable home. Given the site relates to an existing building it is considered that any lack of compliance would not warrant refusal if all other issues were acceptable.

Affordable Housing /Carbon Offset

- 10.49 Islington's Affordable Housing Small Sites Contribution SPD (2012) states that 'all minor residential developments resulting in the creation of one or more additional residential unit(s) are required to provide a commuted sum of £50,000 per unit, towards the costs of providing affordable housing units on other sites within the borough'. Therefore, the requirement for financial contributions towards affordable housing relates to residential schemes proposing between 1 – 9 units, which is applicable in this instance.
- 10.50 Government planning policy on affordable housing contributions is set out in the National Planning Policy Framework (NPPF as revised 2018), having originally been introduced in a Written Ministerial Statement (WMS) made in Parliament on 28 November 2014 by the Secretary of State for Communities and Local Government. Neither the NPPF nor the WMS has statutory weight; both are material considerations which must be given weight according to the circumstances of a particular application. They do not override the operation of planning statute, namely s38 (6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990.
- 10.51 The NPPF (para 63) states that provision of affordable housing should not be sought for residential developments that are not major developments. The Islington Core Strategy requires sites delivering less than 10 residential units to provide a financial contribution towards affordable housing elsewhere in the borough reflecting. Further detail, including the level of contribution, is set out in the Affordable Housing Small Sites Contributions SPD.
- 10.52 The applicant has agreed to contribute the full sum of £50,000 to the Council's Affordable Housing Small Sites Contributions as outlined within the Supplementary Planning Document (the SPD). This payment has been secured through a Unilateral Undertaking signed by the applicant.
- 10.53 The applicant has also agreed to contribute the full sum of £1,000 to towards the council's carbon offsetting strategy, as required by the Environmental Design SPD and policy CS10 of the Islington Core Strategy 2011. As above, this this payment has been secured through a Unilateral Undertaking signed by the applicant.

11. SUMMARY AND CONCLUSION

Summary

- 11.1 It is considered that the current application is acceptable in design terms and would facilitate a good quality residential unit. The proposal has sought to overcome the most recent reason for refusal (ref: P2019/3284/FUL) by replacing the previously unacceptable artificial boundary treatment with a pre-grown hedge to a height of 1.8m. The proposed species is considered appropriate within the historic context of the site and due to its semi-evergreen species, would protect the rear gardens of both the application site and 100E Tollington Park from unreasonable levels of mutual overlooking.
- 11.2 The proposed residential unit would provide sufficient floor area, a dual aspect and have access to high quality outdoor private amenity space, ensuring a suitable quality of residential accommodation is achieved.
- 11.3 The proposed windows along the flank elevation of the rear outrigger will be obscure glazed to protect the amenity of neighbouring residential occupiers. It is considered that the proposed hedge would allow for sufficient access to light and outlook from the neighbouring residential property at No.100E Tollington Park.
- 11.4 The applicant has agreed to pay the full small sites contribution of £50,000 towards the provision of off-site affordable housing and £1,000 towards CO2 offsetting.
- 11.5 The proposed development is considered to accord with the National Planning Policy Framework 2019, and the policies found within the London Plan 2021, the Islington Core Strategy 2011, the Development Management Policies 2013 and Supplementary Planning Documents. The proposal is therefore recommended for approval subject to a legal agreement and appropriate conditions

Conclusion

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

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

That planning permission be granted subject to the prior completion of a Deed of Planning Obligation made under section 106 of the Town and Country Planning Act 1990 between the Council and all persons with an interest in the land (including mortgagees) in order to secure the following planning obligations to the satisfaction of the Head of Law and Public Services and the Service Director, Planning and Development / Head of Service – Development Management or, in their absence, the Deputy Head of Service:

- Contribution of £50,000 towards affordable housing within the borough
- Contribution of £1,000 towards carbon off-setting
- Car free restriction

RECOMMENDATION B

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

List of Conditions:

1	3 YEAR CONSENT PERIOD
	<p>CONDITION: 3 YEAR CONSENT PERIOD: 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	APPROVED PLANS LIST
	<p>DRAWING AND DOCUMENT NUMBERS: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>Dwg jw545 - 103 Rev L; Dwg JW545-200; Planning, Design & Access Statement, including Heritage Assessment dated March 2020; ARBORICULTURAL IMPACT ASSESSMENT REPORT dated 31.1.19</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	MATERIALS (COMPLIANCE)
	<p>CONDITION: The development shall be constructed in accordance with the schedule of materials noted on the plans and within the Design and Access Statement. The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: In the interest of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard.</p>
4	REFUSE AND RECYCLING (DETAILS)

	<p>CONDITION: Details of refuse/recycling store(s) shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby approved.</p> <p>The refuse/recycling store (s) shall be provided strictly in accordance with the details so approved, provided/erected prior to the first occupation of the development, and maintained as such thereafter</p> <p>REASON: To ensure adequate refuse/recycling is provided and easily accessible.</p>
5	PD RIGHTS REMOVED (COMPLIANCE)
	<p>CONDITION: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any amended/updated subsequent Order) under Part 2 Class A permitted development rights relating to the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure are hereby removed. No such work shall occur without express planning permission.</p> <p>REASON: To ensure that the historic garden form is retained and protect the character and appearance of the conservation area.</p>
6	BOUNDARY HEDGE (COMPLIANCE)
	<p>CONDITION: The 1.8 metre high hedge detailed on the hereby approved plan ref: Dwg jw545 - 103 Rev L shall be planted during the first planting season following practical completion of the development hereby approved.</p> <p>Should the 1.8 metre high boundary hedge detailed to be planted as part of the approved landscaping scheme be removed, die, become severely damaged or diseased within five years of completion of the development, this shall be replaced with the same species at the same height, or an approved alternative to the satisfaction of the Local Planning Authority within the next planting season.</p> <p>The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: In the interest of biodiversity, sustainability, and to ensure that a satisfactory standard of visual amenity is provided and maintained.</p>

List of Informatives

1	SECTION 106 AGREEMENT: You are advised that this permission has been granted subject to a legal agreement under Section 106 of the Town and Country Planning Act 1990.
2	CIL: 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).

APPENDIX 2: RELEVANT DEVELOPMENT PLAN POLICIES AND GUIDANCE

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

1. National and Regional 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.

- NPPF (2019)

2. Development Plan

The Development Plan is comprised of the London Plan 2021, 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 2021 - Spatial Development Strategy for Greater London

Policy D1- London's form, character and capacity for growth

Policy D4- Delivering good design

Policy D6- Housing quality and standards

Policy D7 – Accessible housing

Policy H1- Increasing housing supply

Policy T5- Cycling

Policy T6- Car parking

Policy T6.1- Residential parking

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

C) Development Management Policies June 2013

Policy DM2.1 Design

Policy DM2.2 Inclusive Design

Policy DM2.3 Heritage

Policy DM3.1 Mix of housing sizes

Policy DM3.4 Housing standards

Policy DM3.5 Private outdoor space

Policy DM6.5 Landscaping, trees and biodiversity

Policy DM7.1 Sustainable design and construction

Policy DM7.2 Energy efficiency and carbon reduction in minor schemes

Policy DM7.4 Sustainable Design Standards

Policy DM8.4 Walking and cycling

Policy DM8.5 Vehicle Parking

Appendix 6 Cycling

3. Designations

The site has the following designations under the London Plan 2021, Islington Core Strategy 2011, Development Management Policies 2013 and Site Allocations 2013:

- Tollington Park Conservation Area
- Finsbury Park Core Strategy Key Area
- Article 4(2) Direction – Tollington Park Conservation Area
- Locally Listed Building
- Cycle Routes (Local)
- Article 4 Direction A1-A2 (Rest of Borough)

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

Urban Design Guide January 2017

Planning Obligations December 2016

Inclusive Design January 2010

Affordable Housing: Small Sites October 2012

Development Viability January 2016

Environmental Design Planning Guidance SPD (2012)