

PLANNING COMMITTEE REPORT

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

PLANNING SUB-COMMITTEE A		
Date:	2 nd December 2014	NON-EXEMPT

Application number	P2014/0483/FUL
Application type	Full Planning (Council's Own)
Ward	Tollington
Listed building	No
Conservation area	No
Development Plan Context	None
Licensing Implications	None
Site Address	Land adjacent to 59 to 70 Blenheim Court Estate, Cornwallis Road, London, N19
Proposal	Demolition of existing garages/stores and construction of three storey residential building comprising 2 x 3 bedroom/6 person maisonettes and 2 x 1 bedroom/2 person flats (affordable/social rented).

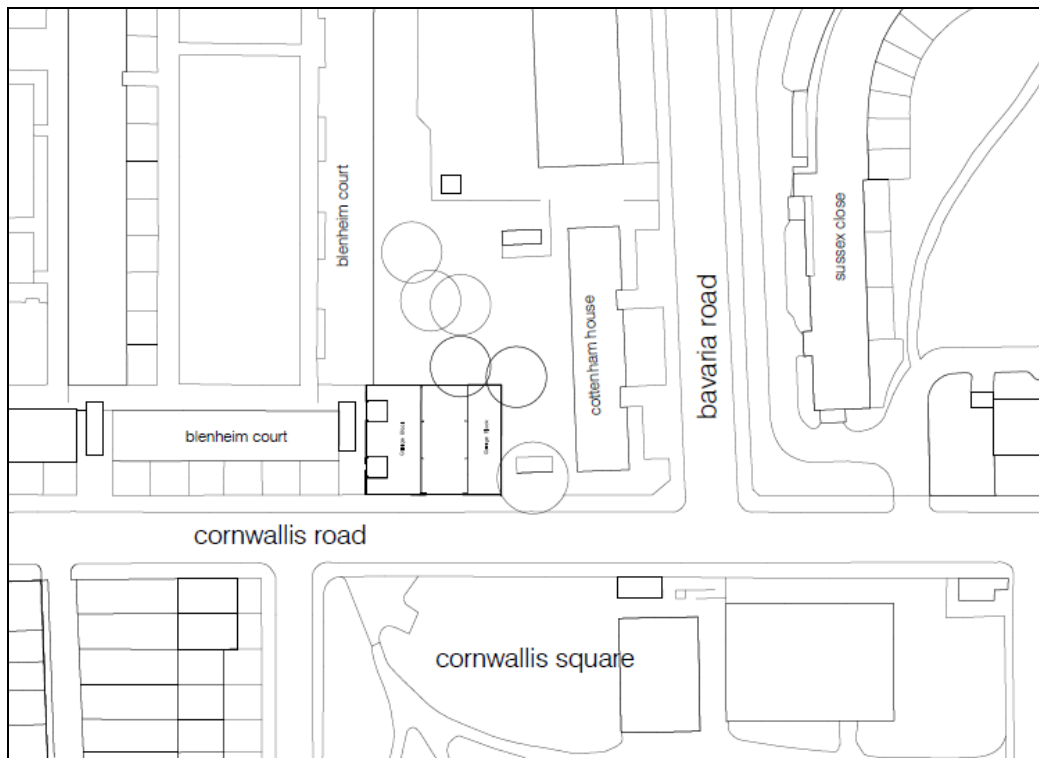
Case Officer	Krystyna Williams
Applicant	Islington Council - Mr Nick Gore
Agent	Islington Council

1. RECOMMENDATION

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

1. subject to the conditions set out in Appendix 1;
2. subject to completion of a Director's Agreement made under section 106 of the Town and Country Planning Act 1990 securing the heads of terms as set out in Appendix 1.

2. SITE PLAN (SITE OUTLINED IN BLACK)



3. PHOTOS OF SITE/STREET



Image 1: View looking NE from Cornwallis Road of existing garages at the application site



Image 2: View looking east from Cornwallis Square with 59 – 70 Blenheim Court and application site garages



Image 3: View from the corner with Bavaria Road looking NW towards application site with 1 – 16 Cottenham Hose on corner

4. Summary

- 4.1 Full Planning permission is sought for the demolition of existing garages/stores and the construction of a three storey residential building comprising 2 x 3 bedroom / 6 person maisonettes and 2 x 1 bedroom / 2 person flats. The units will each be social rented.
- 4.2 The site has a 20 metre frontage onto Cornwallis Road and comprises 12 garages. The area is residential in character and the site is not located within a conservation area.

- 4.3 The impact of the development on neighbours has been considered and is deemed acceptable.
- 4.4 Islington's Core Strategy identifies the importance of delivering new family units. The Core Strategy aims to ensure that in the future an adequate mix of dwelling sizes are delivered within new development, alongside the protection of existing family housing. Policy CS12 (Meeting the housing challenge) notes that a range of unit sizes should be provided within each housing proposal to meet the need in the borough, including maximising the proportion of family accommodation. Development Management Policy DM9 (Mix of housing sizes) further states the requirement to provide a good mix of housing sizes. The housing would comply with the minimum internal space standards required by the London Plan and Mayor's Housing SPG (Nov, 2012).
- 4.5 The redevelopment of the site has no vehicle parking on site and occupiers will have no ability to obtain car parking permits (except for parking needed to meet the needs of disabled people), in accordance with Islington Core Strategy policy CS10 Section H which identifies that all new development shall be car free. Appropriately located cycle parking facilities for residents have been allocated within the site.
- 4.6 Private amenity space is provided in accordance with the Council's requirements. It is proposed that the new build dwellings would be constructed to meet Level 4 of the Code for Sustainable Homes. It is also proposed that the development would incorporate a green roof and the installation of PV panels.
- 4.6 In summary, the proposal is considered to be acceptable and to be broadly in accordance with the Development Plan policies.

5. SITE AND SURROUNDING

- 5.1 The application site is located on the north eastern side of Cornwallis Road and comprises 12 garages. To the south west is Cottenham House and to the northwest is Blenheim Court, both four storey residential developments. On the opposite side of Cornwallis Avenue is public amenity space including a playground.
- 5.2 The surrounding area is predominantly residential in character with purpose built flats of three to four storeys.
- 5.3 The garages which it is proposed to demolish are not listed and the site is not located within a Conservation Area.

6. PROPOSAL (IN DETAIL)

- 6.1 Full planning permission is sought for the demolition of the existing 12 garages and associated stores and construction of a three storey residential building comprising 2 x 3 bedroom/6 person maisonettes and 2 x 1 bedroom/2 person flats.

- 6.2 The layout of the building will comprise the following unit mix:
- 2 x 3 bedroom / 6 person maisonettes located over ground and first floors;
 - 2 x 1 bedroom / 2 person flats located at second floor.
- 6.3 Amended drawings have been submitted following officer concern raised through the assessment of the application. The external appearance of the building has been amended following the comments of the Design and Conservation Officer. The building will be finished in brickwork to match surrounding residential blocks, and topped with pre-cast concrete coping stone. The front elevation will include ceramic tiles in a colour to match window frames to break up the proposed brickwork.
- 6.4 The overall scale of the building is considered acceptable and accords with the existing surrounding building heights. The units are accessed off Cornwallis Avenue to the front with the maisonettes having private access and the 2 no. second floor 1 bedroom units being accessed off a central shared staircase. The 2 x 3 bedroom maisonettes have private garden space to the rear measuring 37.5sqm and small courtyard space to the front. The 2 x 1 bedroom units have private amenity space in the form of roof terraces at second floor.
- 6.5 The two maisonettes provide level access from street level and the provision of living space and an accessible WC/shower at entrance level is welcome. A through floor lift is shown on drawing BC 001 Rev B which is supported. A future platform lift is also shown to the rear of the site to serve the 2 x 1 bedroom top floor units.
- 6.6 Bin stores are located to the front of the building in designated, screened areas. Cycle spaces are provided at ground floor and two mobility scooter spaces have been provided.

7. RELEVANT HISTORY:

PLANNING APPLICATIONS:

- 7.1 None.

ENFORCEMENT:

- 7.2 None

PRE-APPLICATION ADVICE:

- 7.3 **P120627** – Pre-application advice was provided in June 2012 in relation to the re-development of the site to provide residential social rented units.

8. CONSULTATION

Public Consultation

- 8.1 A total of 89 letters were sent to occupants of adjoining and nearby properties dated 17/02/2014. Additional consultation was undertaken following the submission of revised drawings on the 02/07/2014 and the 07/11/2014. Letters were sent to No's 1– 4 Cornwallis Square, 1 – 16 Cottenham House, 19 – 70 Blenheim Court, and Flat 1 – 16, 25 A Bavaria Road. A site notice and press advert was also displayed.
- 8.2 Two letters has been received from the public with regard to the application. Both letters were in part supportive of the proposed development, but also raised some concerns. The grounds of objection raised are as follows (with the paragraph that provides response to each issue indicated in brackets).
- Loss of a mature tree (See paragraph 10.30);
 - Over-prominence of building as a result of materials and colour scheme (See paragraphs 10.5 to 10.11)
 - Height of the proposed development (See paragraph 10.5).

External Consultees

- 8.3 None.

Internal Consultees

- 8.4 **Design and Conservation:** No objection to the revised scheme subject to conditions.
- 8.5 **Access and Inclusive Design:** Approve subject to conditions.
- 8.6 **Energy Conservation Officer:** Approve subject to conditions.
- 8.7 **Tree Preservation / Landscape:** The report has been amended to include the retention of the Cherry tree adjacent to the development. I have no reason to recommend refusal subject to conditions.
- 8.8 **Housing Department:** No comment provided.

9.0 RELEVANT POLICIES

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

National Guidance

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

Development Plan

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

Supplementary Planning Guidance (SPG) / Document (SPD)

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

10. ASSESSMENT

The main issues arising from this proposal relate to:

- Land Use;
- Design and Appearance;
- Neighbouring amenity impacts;
- Quality of resulting accommodation and Dwelling Mix;
- Daylight/Sunlight;
- Highways & Transportation;
- Trees

Land Use

- 10.1 The site is not subject to any land designations in Islington's Core Strategy or Site Allocations. The application site is located on the north eastern side of Cornwallis Road. To the south west is Cottenham House and to the northwest is Blenheim Court, both four storey residential developments. On the opposite side of Cornwallis Avenue is public amenity space including a playground.
- 10.2 The site consists of 12 single storey garage buildings which were built in association with the Blenheim Court residential units. The applicant has confirmed that out of the 12 garages, 7 are vacant, 2 are used by existing residents living in Blenheim Court and the remaining 3 are used by residents not residing at Blenheim Court. The site is in London Borough of Islington ownership as the applicant. The Council's Housing Strategy & Development Team have advised that residents with use of these garages will be replaced elsewhere in the near vicinity.

- 10.3 The existing garage buildings are of no merit to the site or surrounding area and the loss of parking spaces and replacement with much needed housing is supported in accordance with Development Management Policy DM8.5.
- 10.4 The principle of residential use at the site is considered acceptable. The adjoining uses are residential and the proposal is considered to have a neutral amenity impact over the existing adjoining buildings. The creation of 2 x 3 bedroom family units and 2 x 1 bedroom units at this site is not considered to represent over-development. The proposed units are of an acceptable size, of a good layout with adequate amenity space.

Design and Appearance

- 10.5 The Islington Urban Design Guide states that new buildings should reinforce the character of an area by creating an appropriate and durable fit that harmonises with their setting. New building should create a scale and form of development that is appropriate in relation to the existing built form so that it provides a consistent / coherent setting for the space or street that it defines.
- 10.6 The scheme has been subject to pre-application advice in June 2012. The proposal has been revised since the initial submission to amend the external appearance of the proposed building. The elevations have been amended to reduce the material palette following concerns raised by Design and Conservation Officers.
- 10.7 The building is now finished in brickwork to match the surrounding residential developments at Cottenham House and Blenheim Court. An element of ceramic tiling has been included to break up the brickwork and provide some interest to the elevations and reinforce the horizontality.
- 10.8 Consistent fenestration patterns are a part of the character and appearance of the locality. The proposed building, following the submission of amended drawings, is considered to sit comfortably within its context taking influence from the adjoining residential 3-4 storey developments. The proposed three storey building sits down from the adjoining four storey residential developments and follows the established building line of Cottenham House which is acceptable. The proposed building line, whilst set fractionally forward of Blenheim Court to the west, is viewed as acceptable as it aligns with the flank wall of Cottenham Court to the east. The Design and Conservation officer is happy with this approach.
- 10.9 The building includes a biodiverse green roof and 20 PV solar panels which are supported.
- 10.10 The front boundary treatment has been amended to comprise a 1.1m wall to screen refuse bins and a powder coated steel post and mash fence and gate with planting behind to soften the appearance. Full details will be required via condition.

10.11 The proposal is considered to be in accordance with policies 7.4, 7.6 and 7.8 of the London Plan 2011, CS9 of the Core Strategy 2011, Policies DM2.1 (Design) and DM2.3 (Heritage) of the Development Management Policies 2013.

Neighbouring Amenity

10.12 The application site is located on the north eastern side of Cornwallis Road. To the south west is Cottenham House and to the northwest is Blenheim Court, both four storey residential developments. On the opposite side of Cornwallis Avenue is public amenity space including a playground.

10.13 The surrounding area is predominantly residential in character with purpose built flats of three to four storeys. Consideration has been given to the effect of the proposed development on neighbouring amenities in terms of overlooking, loss of privacy, loss of light and outlook.

10.14 The application building will be accessed off Cornwallis Road with a central shared access to the second floor 2 x 1 bedroom units and via private entrances to the 2 x 3 bedroom maisonettes.

10.15 To the south west is Cottenham House, a four storey residential development. There is a separation distance of 12 metres between the side elevation of the application building and the rear elevation of Cottenham House. There are windows proposed to this side elevation, kitchen and living room windows at ground floor, bedroom windows at first floor and a living room window at second floor. Each of these windows is 'high level' which alleviates any detrimental impact insofar as overlooking / loss of privacy. These 'high level' windows are secondary and therefore the rooms they serve will benefit from sufficient levels of natural light.

10.16 To the north west of the application building is the side elevation of 59-70 Blenheim Court. There is a separation distance of just 2 metres however there are no windows on the side elevation of this building and therefore overlooking / loss of privacy is not an issue. There are gardens/green space to the rear of the site. Overall, the proposed development is not considered to result in any unacceptable overlooking / loss of privacy.

10.17 The objection received from neighbouring residents based on the buildings 'over-prominence' were based on the initial drawings, and prior to the amended drawings being submitted. The materials (including the colour scheme) and building line are deemed acceptable and are fully discussed in paragraphs 10.5 – 10.8 of this report. The building height has been addressed in paragraph 10.8 and 10.12 - 10.16.

10.18 There is not considered to be any adverse material impact on residential amenity in terms of loss of light, loss of privacy, sense of enclosure or overlooking as a result of the proposed development.

Quality of Resulting Residential Accommodation and Dwelling Mix

- 10.19 The National Planning Policy Framework acknowledges the importance of planning positively for high quality and inclusive design for all development, and requires the boroughs to deliver a wide choice of quality homes. The London Plan (2011) recognises that design quality is a fundamental issue for all tenures and that the size of housing is a central issue affecting quality.
- 10.20 Islington's Core Strategy identifies the importance of delivering new family units. Policy CS12 (Meeting the housing challenge) notes that a range of unit sizes should be provided within each housing proposal to meet the need in the borough, including maximising the proportion of family accommodation. Development Management Policy DM3.1 (Mix of housing sizes) further states the requirement to provide a good mix of housing sizes. The size mix of 2 x 3 bedroom and 2 x 1 bedroom units is acceptable.
- 10.21 The proposed residential units all exceed the required internal space standards and are therefore in compliance with local and national standards: the 2 x 1 bedroom flats measuring 54.60sqm and the 2 x 3 bedroom maisonettes measuring 131.98sqm.
- 10.22 Each of the proposed units is dual aspect, hence achieving the maximum amount of natural light and ventilation through the building. In summary, it is considered that all proposed residential units would benefit from acceptable levels of natural light and an outlook that is pleasant and suitable to the residential accommodation. This is in accordance with policy DM3.4 (Housing Standards).
- 10.23 Outdoor amenity space has been provided for the 2 x 3 bedroom maisonettes in the form of private rear gardens measuring 37.5sqm. The 2 x 1 bed units have terrace space at second floor, in accordance with the requirements of policy DM3.5 (Private Amenity Space) of the Islington Development Management Policies.
- 10.24 The two maisonettes have level access from Cornwallis Road and have designated areas for future platform lifts shown on drawing BC 001 Rev B. There is also sufficient wheelchair turning areas and 1 no. mobility scooter charging area for each of the 3 bedroom units. The 2 x 1 bed units are served by a shared staircase however there is the provision of a future platform lift the rear the of the site. This is all supported by the Council's Inclusive Design and Access Officer.
- 10.25 The Energy Statement proposes a reduction of 35% in regulated emissions. This exceeds Islington's policy requirement for minor developments (DM7.2) and as such, is strongly supported. Green roofing and solar PV can work in conjunction for the same roof area, if suitably designed and specified. The pre-assessment summary indicates that the development will achieve Level 4 of the Code for Sustainable Homes. Relevant conditions are recommended.

Daylight and Sunlight

- 10.26 The proposed development has been designed considering the constraints of the site such as the impact on the surrounding properties in terms of its design and the potential impact on daylight and sunlight.
- 10.27 The submitted daylight and sunlight report concludes that the proposed three storey development will have no material impact to the daylight and sunlight amenity of residents of 19 – 58 Blenheim Court and 1 – 6 Cottenham House.

Highways and Transportation

- 10.28 The development would be car free, as required by Core Strategy Policy CS10 and as per a condition to the application, which restricts future of occupiers of both the office space and residential units, from obtaining a residents permit. This will ensure adequate provision of spaces for existing users.
- 10.29 Cycle storage is provided at ground floor (8 bike spaces) and to the rear of the site in line with the requirements set out in Appendix 6 of the Development Management Policies.

Trees

- 10.30 While there are no trees on the application site, adjacent there are a number of trees, most notably the large prominent Cherry tree (T1) in the green space between the site and the rear of Cottenham House. Whilst it was initially proposed to remove this tree, it is now proposed to retain the Cherry tree adjacent to the development, and subsequently there is no objection raised by the Tree Preservation Officer.

Affordable Housing and Financial Viability

- 10.31 The proposal is a minor application for four (affordable/social rented) residential dwellings, which is below the affordable housing threshold of ten units (policies 3.13 of the London Plan and CS12G of Islington's Core Strategy).
- 10.32 The application is submitted by the London Borough of Islington and thereby a Directors agreement must be signed to secure the four proposed units are social rented. An environmental carbon off-setting contribution of £4,000 is also applicable.
- 10.33 If granted planning permission, the development would be subject to the requirement of a CIL payment that would be payable on commencement of the development.

11.0 SUMMARY AND CONCLUSION

Summary

- 11.1 In accordance with the above assessment, it is considered that the proposed development is consistent with the policies of the London Plan, the Islington

Core Strategy, the Islington Development Plan and associated Supplementary Planning Documents and should be approved accordingly.

Conclusion

- 11.2 It is recommended that planning permission be granted subject to conditions and the Director's Agreement and details as set out in Appendix 1 – RECOMMENDATIONS.

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

That planning permission be granted subject to the prior completion of a Director’s Agreement made under section 106 of the Town and Country Planning Act 1990 securing:

1. THE UNITS REMAIN SOCIALLY RENTED.
2. A CONTRIBUTION OF £4,000 TOWARDS CARBON OFFSETTING

RECOMMENDATION B

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

List of Conditions:

1	Commencement
	<p>CONDITION: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.</p> <p>REASON: To comply with the provisions of Section 91(1) (a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).</p>
2	Approved plans list
	<p>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>Location Plan 014; BC 001 Rev B; BC/002 Rev B; BC/003 Rev A; BC/004 Rev C; BC/005 Rev C; BC/006 Rev D; BC/007 Rev B; BC/008 Rev A; BC/009 Rev D; BC/010; BC/011; BC/012 Rev A; BC/013 Rev B; BC 014; Blenheim Court Garages Site Planning Application January 2014 prepared by Islington Council Architects including Daylight Study prepared by GVA dated December 2012.</p> <p>REASON: To comply with Section 70(1) (a) of the Town and Country Planning Act 1990 as amended and also for the avoidance of doubt and in the interest of proper planning.</p>
3	Construction and Demolition Logistics Plan (Details)
	<p>CONDITION: A report assessing the planned demolition including hours of work addressing pedestrian and cyclist safety and environmental impacts (including (but not limited to) noise, air quality including dust, smoke and odour, vibration and TV reception) of the development shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site.</p> <p>The report shall assess and take into account the impacts during the demolition and construction phases of the development on nearby residential amenity with means</p>

	<p>of mitigating any identified impacts.</p> <p>The document should pay reference to Islington’s Code of Construction Practice, the GLA’s Best Practice Guidance on control of dust from construction sites, BS5228:2009 and any other relevant guidance.</p> <p>The development shall be carried out strictly in accordance with the details so approved and no change there from shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: In order to secure highway safety and free flow of traffic on Highbury Grove and local residential amenity and mitigate the impacts of the development.</p>
4	Materials and Samples
	<p>MATERIALS (DETAILS): Details and samples of all facing materials shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure work commencing on site. The details and samples shall include:</p> <ul style="list-style-type: none"> a) solid brickwork (including brick panels and mortar courses) b) window treatment (including sections and reveals); c) ceramic tiles to front and rear elevations; d) balustrading treatment (including sections); e) paving / hard surface materials to the front amenity space; f) front boundary treatment; and g) any other materials to be used. <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 securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard.</p>
5	Car Free Housing
	<p>CONDITION: All future occupiers of the residential units hereby approved shall not be eligible to obtain an on street residents’ parking permit except :</p> <ul style="list-style-type: none"> (1) In the case of disabled persons; (2) In the case of units designated in this planning permission as “non car free”; or (3) In the case of the resident who is an existing holder of a residents’ parking permit issued by the London Borough of Islington and has held the permit for a period of at least one year. <p>REASON: In the interests of sustainability and in accordance with the Council’s policy of car free housing.</p>

6	Code for Sustainable Homes
	<p>CONDITION: The development shall achieve a Code of Sustainable Homes rating of no less than 'Level 4'.</p> <p>REASON: In the interest of addressing climate change and to secure sustainable development.</p>
7	Green Roofs (Compliance)
	<p>Prior to the installation of the proposed PV solar panels to the roof top, details of a biodiversity green roof indicated on drawing BC/013 Revision B shall be submitted to and approved in writing by the local planning authority. The PV solar panels shall be placed on top of the approved green roof.</p> <p>No part of the biodiversity green roof shall be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.</p> <p>The biodiversity roof shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity.</p>
8	Cycle Parking Provision (Compliance)
	<p>CONDITION: The bicycle storage area(s) shown on drawing No. BC 001 Rev B hereby approved, shall be secure and provide for no less than 8 bicycle spaces shall be provided prior to the first occupation of the development hereby approved and maintained as such thereafter.</p> <p>REASON: To ensure adequate cycle parking is available and easily accessible on site and to promote sustainable modes of transport.</p>
9	Accessible Homes Standards (Compliance)
	<p>CONDITION: The residential dwellings, in accordance with the Access Statement and plans hereby approved, shall be constructed to the standards for flexible homes in Islington ('Accessible Housing in Islington' SPD) and incorporating all Lifetime Homes Standards.</p> <p>REASON: To secure the provision of flexible, visitable and adaptable homes appropriate to diverse and changing needs.</p>
10	Waste Management
	<p>CONDITION: The dedicated refuse / recycling enclosure(s) shown on drawing no. BC 001 Revision A shall be provided prior to the first occupation of the development hereby approved and shall be maintained as such thereafter.</p> <p>REASON: To secure the necessary physical waste enclosures to support the development and to ensure that responsible waste management practices are adhered to.</p>

11	Tree Protection
	<p>CONDITION: No site clearance, preparatory work or development shall take place until a scheme for the protection of the retained trees (the tree protection plan, TPP) and the appropriate working methods (the arboricultural method statement, AMS) in accordance with Clause 7 of British Standard BS 5837 2012 –Trees in Relation to Demolition, Design and Construction has been submitted to and approved in writing by the local planning authority.</p> <p>Development shall be carried out in accordance with the approved details.</p> <p>REASON: In the interest of biodiversity, sustainability, and to ensure that a satisfactory standard of visual amenity is provided and maintained.</p>

List of Informatives:

1	Positive statement
	<p>To assist applicants in a positive manner, the Local Planning Authority has produced policies and written guidance, all of which is available on the Council’s website. A pre-application advice service is also offered and encouraged. The LPA acted in a proactive manner offering suggested improvements to the scheme during the pre-application and planning application stages to secure compliance with policies and written guidance. These were incorporated into the scheme by the applicant or have been dealt with by condition. This resulted in a scheme those accords with policy and guidance as a result of positive, proactive and collaborative working between the applicant, and the LPA during the application stages.</p>
2	CIL
	<p>Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the London Borough of Islington Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). These charges will be calculated in accordance with the London Borough of Islington CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. One of the development parties must now assume liability to pay CIL by submitting an Assumption of Liability Notice to the Council at cil@islington.gov.uk. The Council will then issue a Liability Notice setting out the amount of CIL payable on commencement of the development.</p> <p>Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed and the development will not benefit from the 60 day payment window.</p> <p>Further information and all CIL forms are available on the Planning Portal at www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil and the Islington Council website at www.islington.gov.uk/cilinfo. Guidance on the Community Infrastructure Levy can be found on the National Planning Practice Guidance website at http://planningguidance.planningportal.gov.uk/blog/guidance/community-infrastructure-levy.</p>

3	Hours of Construction
	<p>No building work shall be carried out at the site outside the following hours:</p> <ul style="list-style-type: none"> • 8am - 6pm, Monday to Friday; • 8am - 1pm, Saturday; and • no audible building works to be carried out on Sunday or public holidays
4	Section 106
	<p>SECTION 106 AGREEMENT: You are advised that this permission has been granted subject to a Director's Agreement made under section 106 of the Town and Country Planning Act 1990.</p>
5	Definitions
	<p>DEFINITIONS: (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.</p>

APPENDIX 2: RELEVANT POLICIES

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

1 National Guidance

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

2. Development Plan

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

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

- | | |
|--|--|
| 1 Context and strategy
Policy 1.1 Delivering the strategic vision and objectives for London | 7 London's living places and spaces
Policy 7.1 Building London's neighbourhoods and communities
Policy 7.2 An inclusive environment
Policy 7.3 Designing out crime
Policy 7.4 Local character
Policy 7.6 Architecture
Policy 7.8 Heritage assets and archaeology |
| 5 London's response to climate change
Policy 5.3 Sustainable design and construction | |

B) Islington Core Strategy 2011

- Spatial Strategy
Policy CS8 (Enhancing Islington's Character)

- Strategic Policies
Policy CS9 (Protecting and Enhancing Islington's Built and Historic Environment)

C) Development Management Policies June 2013

- | | |
|--|---|
| <u>Design and Heritage</u>
DM2.1 Design | <u>Energy and Environmental Standards</u>
DM7.4 Sustainable design standards |
|--|---|

DM2.2 Inclusive Design

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

The following SPGs and/or SPDs are relevant:

London Plan

- Sustainable Design & Construction