

PART 4 – APPENDICES

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.

1. Financial Contributions (all Index Linked) –

- 1.1 Carbon Offsetting Contribution - £1,581,500 based on £95 per tonne for a period of 30 years (carbon offsetting evaluation to be undertaken through submission of updated energy information);
- Code of Construction Practice Contribution - £200,000;
 - Chambers Road Play Area Contribution - £53,000;
 - Accessible Parking Contribution - £138,000;
 - TfL Requirements (Contribution towards London Buses) - £500,000;

2. Affordable Housing

- 2.1 593 affordable dwellings (60% of total dwellings – 985 total dwellings, 392 being market dwellings) of which -
- o 415 will be social rent units (70% of affordable dwellings) (inclusive of the 60 Extra Care Homes) with rental levels set at target rent and with reasonable service charge to ensure affordability;
 - o 178 will be shared ownership (30% of affordable dwellings) - must be demonstrably “*genuinely affordable*” in accordance with GLA eligibility/affordability criteria and shared ownership terms for London Shared Ownership product.

- Unit mix of affordable dwellings to be secured:

| Social Rent | Number of units |
|-------------------------|-----------------|
| 1 bed 2 person | 106 |
| 2 bed 3 person | 13 |
| 2 bed 4 person | 196 |
| 3 bed 4 person | 10 |
| 3 bed 5 person | 77 |
| 4 bed 5 person | 1 |
| 4 bed 6 person | 9 |
| 4 bed 7 person | 3 |
| Shared Ownership | |
| 1 bed 2 person | 96 |
| 2 bed 3 person | 6 |
| 2 bed 4 person | 76 |

- 2.2 Nominations to the Council of all affordable units to be secured in accordance with the Council's standard nomination provisions – 100% on initial nominations; 95% on subsequent nominations.
- 2.3 All standard Council affordable housing requirements to be secured including transfer to appropriate registered provider (for the avoidance of doubt this will include for the purposes of this agreement chargee in possession drafting which reflects the GLA's standard wording);
- 2.4 Affordable housing early stage viability review mechanism to be secured in accordance with GLA standard.
3. Extra Care Accommodation
- 3.1 As above these comprise 60 dwellings to be let at target rent with additional eligibility criteria - residents must be over 60 years of age from the Council's Housing Register and to be nominated by the Council – final eligibility criteria to be secured through s106 agreement;
- 3.2 All extra care units to be wheelchair accessible homes;
- 3.3 Transfer to appropriate operator of units and communal space to be secured;
- 3.4 Extra care community facilities to be fitted out in accordance with agreed specification.
4. Wheelchair Accessible Homes
- 4.1 120 dwellings (12% of total dwellings) will be wheelchair homes, designed in accordance with the Building Regulations Part M4(3)
- The social rent wheelchair units will be delivered as M4(3)(2)(b) 'wheelchair accessible units';
 - The shared ownership and market wheelchair units will be delivered as M4(3)(2)(a) 'wheelchair adaptable units' – with the cost of adapting a unit to meet the needs of a wheelchair user to be at the developer's cost;
 - The unit mix of the wheelchair homes will be as follows:

| Wheelchair Unit Mix | | | | | | |
|---|--------------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| | 1 bed Extra Care Unit | 1 bed Unit | 2 bed Unit | 3 bed Unit | 4 bed Unit | Total Unit |
| Social Rent (will be delivered as M4(3)(2)(b)) | 60 | 1 | 10 | 14 | 4 | 89 |
| London Shared Ownership (will be delivered as M4(3)(2)(a)) | / | 4 | 7 | / | / | 11 |
| Market (will be delivered as M4(3)(2)(a)) | / | 3 | 16 | 1 | / | 20 |
| Total | 60 | 8 | 33 | 15 | 4 | 120 |

- 4.2 Marketing requirements for wheelchair accessible homes to be directed first to addressing for disabled people's housing needs within Islington, then London-wide.

5. Women's Building

- 5.1 Delivery of the Women's Building to Cat B standard in accordance with the specification provided by the Council and subject to consultation with the women's building operator (subject to a restriction on occupation);
- 5.2 Delivery of the Women's Building Garden including landscaping (subject to a restriction on occupation);
- 5.3 Council to provide details of proposed Women's Building Operator, detailed fit out specification and outline grant funding case for the proposed use within 4 months of Implementation;
- 5.4 Women's Building fit out costs to be capped at £2,900,000 (Index Linked);
- 5.5 Women's Building to be let at a peppercorn rent (in perpetuity) either to the Council or directly to a women's building operator of appropriate covenant – basic lease heads of terms to be included within S106;
- 5.6 Management Plan to be submitted which shall provide measures to ensure that the centre is a secure and safe space to support women (and to ensure that it is for exclusive use, with separate secured access etc (pre-occupation requirement in relation to the Women's Building));
- 5.7 Nomination process whereby the Developer or Council (as appropriate, depending on which is the party granting the occupational lease), with input from/consultation with the Developer or Council, nominate appropriate operator (charity / other appropriate organisation to operate the facility);
- 5.8 Secured for exclusive use by an accredited provider of services for women including women with experience of the criminal justice system;
- 5.9 Final terms of maintenance / insurance responsibilities on the building lessee of building/space ('Women's Building Operator') to be secured through the S106 agreement. Continued engagement undertaken with stakeholders as per paragraph 4.24 of the Holloway Prison Site SPD.

6. Residents' Facility / Community Engagement

- 6.1 Securing the ancillary Use Class C3 amenity space in Block D for all residents of the Development;
- 6.2 Details to be provided of management arrangements / booking systems / charges with facilities within the amenity space being available free of charge for residents and/or local resident groups for the development for at least one day a week;
- 6.3 Submission of a Community Engagement Plan outlining how the development will contribute to the local community both in relation to the site community and the wider borough community and to use reasonable endeavours to achieved outcomes set out in the Plan.

7. Public Open Space

- 7.1 Securing delivery of public open space – including Central Park (6,228sqm); which will include play areas; and the Nature Garden (2977 sqm) which shall to be kept open to the public in perpetuity (subject to standard exemptions/matters relating to secured by design guidance) (for the avoidance of doubt other areas of public realm will be secured by condition or other planning obligations);
- 7.2 Step-in rights if public open space is not being maintained to required standard specified by condition.

8. Highways

- 8.1 TfL Contribution / S278 agreement (TfL red-route) – final details TBC but including improved pedestrian crossing on Camden/Parkhurst Road (for the avoidance of doubt this will be separate from any requirement for a financial contribution towards London bus services);
- 8.2 Delivery of the private estate roads to an adoptable standard, including requirements to maintain and keeping open to the public;
- 8.3 Requirement for approval of arrangements in relation to car parking and traffic management in respect of the Estate Roads.

9. Public Routes

- 9.1 General requirement for all site routes to be kept open to the public
- 9.2 Specific Connections
 - 9.2.1.1 Trecastle Way – to be designed and constructed to an adoptable standard with full public access subject to relevant conditions being overcome by the Council to ensure connection can be legally delivered; land to either be transferred to the Developer following delivery of connection for Developer to maintain thereafter, or retained by the Council with a commuted sum towards ongoing maintenance; appropriate cascade to be agreed for delivery by the Developer (subject to relevant conditions being overcome to ensure connection can be legally delivered) which would apply at different stages of the construction process; ultimate fallback of a contribution for the cost of delivery to be paid to the Council to provide the connection;
 - 9.2.1.2 Crayford Road – to be “connection ready”- covenant not to construct anything on the connection land that would inhibit future connection from the adjoining site, to use all reasonable endeavours to enter into agreement with neighbouring land owner to create the connection;
 - 9.2.1.3 Bakersfield Estate – to be “connection ready”- covenant not to construct anything on the connection land that would inhibit future connection from the adjoining site, to use reasonable endeavours to enter into agreement with neighbouring land owner to create the connection;
 - 9.2.1.4 Dalmeny Avenue Estate – covenant not to construct anything on the connection land that would inhibit future connection from the adjoining site;
- 9.3 All public routes within the Developer’s ownership to be maintained to an adoptable standard.

10. Car Parking and Other Transport

- 10.1 Car Park Management / Marketing Plan – Blue Badge Parking – 30 accessible spaces including locations/management/marketing/allocation to be secured (for avoidance of doubt this requirement will be separate from the Accessible Parking financial contribution outlined above);
- 10.2 Car Free – Council standard permit free provisions shall apply to all dwellings;
- 10.3 Securing Residential and Workplace Travel Plans.

11. Employment, Skills and Training

- 11.1 Apprenticeships –
 - best endeavours to secure 1 apprentice per 20 homes and 1 apprentice per 1,000 sq m GEA commercial, equating to 51nr 26-week placements;
 - £5,000 penalty for each of the 51nr construction apprenticeships not provided;
 - London Living Wage for apprenticeships;

- Provide a range of employment policies through supply chain to promote: diversity and inclusion; continuous professional development; well-being; net zero (e.g. cycle to work); and flexible and part-time working where the role permits;
 - Work in partnership with LBI's employment brokerage service to advertise and promote all opportunities onsite (including both during the construction phase of development but also the operational stage of development e.g. opportunities within the Developer's on-site maintenance team).
- 11.2 Women in Construction
- Target of 30% of apprenticeships to women – will use all reasonable endeavours to achieve.
- 11.3 Local Procurement
- Host 'Meet the Buyer' events with local businesses to discuss packages available.
 - Provide procurement training to help local business by 'tender ready';
 - List opportunities on [CompeteFor.com](https://www.competefor.com), which is an inclusive local procurement platform.
- 11.4 Code of Employment & Training (GLA requirement);
- 11.5 Green skills hub (including training hub + visitors centre) provision during the construction of the development which shall comprise:
- Provision of on-site classroom cabin available for green skills training, Construction Skills Certification Scheme training and other potential training programmes;
 - targeted training opportunities to be provided to all construction apprentices.
12. Sustainability
- 12.1 Compliance with energy strategy (including any updates to the strategy)
- 12.2 Communal Heating System / District Heating Connection requirements
- 12.3 Green Performance Plan;
- 12.4 Sustainability review to demonstrate that the Developer is applying reasonable steps to improve the scheme's environmental credentials to include the latest technology/practice/products to seek improvements in sustainability through the development;
- 12.5 Be Green, Be Lean, Be Seen GLA monitoring.
13. Construction Practice
- 13.1.1 Compliance with Code of Construction Practice, and submission of site-specific response document to the Code of Construction Practice for approval of LBI Public Protection, which shall be submitted prior to any works commencing on site.
- 13.1.2 Construction Logistics Plan;
- 13.1.3 Delivery and Servicing Plan.
14. Design Quality
- 14.1 Architect's Retention provision;
- 14.2 Landscape Architect's Retention provision.

If the Committee resolve to grant, resolution will include provision to provide flexibility to officers to negotiate and finalise s106 on behalf of the Committee.

That, should the **Section 106** Deed of Planning Obligation not be completed within 13 weeks from the date when the application was made valid or within the agreed extension of time, the Service Director, Planning and Development / Head of Service – Development Management or, in their absence, the Deputy Head of Service may refuse the application on the grounds that the proposed development, in the absence of a Deed of Planning Obligation is not acceptable in planning terms.

ALTERNATIVELY, should this application be refused (including refusals on the direction of The Secretary of State or The Mayor) and appealed to the Secretary of State, the Service Director, Planning and Development / Head of Service – Development Management or, in their absence, the Deputy Head of Service be authorised to enter into a Deed of Planning Obligation under section 106 of the Town and Country Planning Act 1990 to secure to the heads of terms as set out in this report to Committee.

RECOMMENDATION B

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

| | |
|----------|--|
| 1 | Commencement (compliance) |
| | <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> |

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| 2 | Approved plans list (compliance) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | <p>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans and documents:</p> <p>Existing Plans:</p> <table border="1"> <tr><td>Site Location Plan</td><td>17105_0_(00)_P001</td><td>P01</td></tr> <tr><td>Detailed Existing Site Survey Plan</td><td>17105_0_(01)_P100</td><td>P01</td></tr> <tr><td>Existing Site: Buildings to be Demolished</td><td>17105_0_(01)_P110</td><td>P01</td></tr> <tr><td>Phasing Plan: Demolition Phase</td><td>17105_0_(01)_P150</td><td>P01</td></tr> <tr><td>Phasing Plan: Construction Phases</td><td>17105_0_(01)_P151</td><td>P01</td></tr> <tr><td>Existing Site: Northeast Elevation External</td><td>17105_0_(01)_P200</td><td>P01</td></tr> <tr><td>Existing Site: Southeast Elevation External</td><td>17105_0_(01)_P201</td><td>P01</td></tr> <tr><td>Existing Site: Southwest Elevation External</td><td>17105_0_(01)_P202</td><td>P01</td></tr> <tr><td>Existing Site: Northwest Elevation External</td><td>17105_0_(01)_P203</td><td>P01</td></tr> </table> <p>Proposed Plans:</p> <table border="1"> <tr><td>Masterplan: Plot and Building Naming Plan</td><td>17105_0_(00)_P010</td><td>P02</td></tr> <tr><td>Masterplan: Proposed Site Plan</td><td>17105_0_(00)_P100</td><td>P02</td></tr> <tr><td>Masterplan: Lower Ground Floor</td><td>17105_0_(00)_P117</td><td>P02</td></tr> <tr><td>Masterplan: Upper Ground Floor</td><td>17105_0_(00)_P118</td><td>P02</td></tr> <tr><td>Masterplan: First Floor</td><td>17105_0_(00)_P119</td><td>P02</td></tr> <tr><td>Masterplan: Typical Floor</td><td>17105_0_(00)_P121</td><td>P02</td></tr> <tr><td>Masterplan: Roof Plan</td><td>17105_0_(00)_P122</td><td>P02</td></tr> <tr><td>Masterplan: Bird and Bat Box Scope</td><td>17105_0_(00)_P150</td><td>P02</td></tr> <tr><td>Masterplan: Proposed Northeast Elevation External</td><td>17105_0_(00)_P200</td><td>P01</td></tr> <tr><td>Masterplan: Proposed Southeast Elevation External</td><td>17105_0_(00)_P201</td><td>P01</td></tr> <tr><td>Masterplan: Proposed Southwest Elevation External</td><td>17105_0_(00)_P202</td><td>P01</td></tr> <tr><td>Masterplan: Proposed Northwest Elevation External</td><td>17105_0_(00)_P203</td><td>P01</td></tr> <tr><td>Masterplan: Proposed Southwest Elevation Internal</td><td>17105_0_(00)_P204</td><td>P01</td></tr> <tr><td>Masterplan: Proposed Northeast Elevation Internal</td><td>17105_0_(00)_P205</td><td>P01</td></tr> <tr><td>Masterplan: Proposed Southeast Elevation Internal</td><td>17105_0_(00)_P206</td><td>P01</td></tr> <tr><td>Masterplan: Proposed Southwest Elevation Internal</td><td>17105_0_(00)_P207</td><td>P01</td></tr> <tr><td>Plot A – Proposed Lower Ground Floor 01</td><td>17105_1_(00)_P098</td><td>P02</td></tr> <tr><td>Plot A - Proposed Lower Ground Floor 02</td><td>17105_1_(00)_P099</td><td>P02</td></tr> <tr><td>Plot A – Proposed Upper Ground Floor</td><td>17105_1_(00)_P100</td><td>P02</td></tr> <tr><td>Plot A – Proposed First Floor</td><td>17105_1_(00)_P101</td><td>P02</td></tr> <tr><td>Plot A – Proposed Second Floor</td><td>17105_1_(00)_P102</td><td>P02</td></tr> <tr><td>Plot A – Proposed Third Floor</td><td>17105_1_(00)_P103</td><td>P02</td></tr> </table> | Site Location Plan | 17105_0_(00)_P001 | P01 | Detailed Existing Site Survey Plan | 17105_0_(01)_P100 | P01 | Existing Site: Buildings to be Demolished | 17105_0_(01)_P110 | P01 | Phasing Plan: Demolition Phase | 17105_0_(01)_P150 | P01 | Phasing Plan: Construction Phases | 17105_0_(01)_P151 | P01 | Existing Site: Northeast Elevation External | 17105_0_(01)_P200 | P01 | Existing Site: Southeast Elevation External | 17105_0_(01)_P201 | P01 | Existing Site: Southwest Elevation External | 17105_0_(01)_P202 | P01 | Existing Site: Northwest Elevation External | 17105_0_(01)_P203 | P01 | Masterplan: Plot and Building Naming Plan | 17105_0_(00)_P010 | P02 | Masterplan: Proposed Site Plan | 17105_0_(00)_P100 | P02 | Masterplan: Lower Ground Floor | 17105_0_(00)_P117 | P02 | Masterplan: Upper Ground Floor | 17105_0_(00)_P118 | P02 | Masterplan: First Floor | 17105_0_(00)_P119 | P02 | Masterplan: Typical Floor | 17105_0_(00)_P121 | P02 | Masterplan: Roof Plan | 17105_0_(00)_P122 | P02 | Masterplan: Bird and Bat Box Scope | 17105_0_(00)_P150 | P02 | Masterplan: Proposed Northeast Elevation External | 17105_0_(00)_P200 | P01 | Masterplan: Proposed Southeast Elevation External | 17105_0_(00)_P201 | P01 | Masterplan: Proposed Southwest Elevation External | 17105_0_(00)_P202 | P01 | Masterplan: Proposed Northwest Elevation External | 17105_0_(00)_P203 | P01 | Masterplan: Proposed Southwest Elevation Internal | 17105_0_(00)_P204 | P01 | Masterplan: Proposed Northeast Elevation Internal | 17105_0_(00)_P205 | P01 | Masterplan: Proposed Southeast Elevation Internal | 17105_0_(00)_P206 | P01 | Masterplan: Proposed Southwest Elevation Internal | 17105_0_(00)_P207 | P01 | Plot A – Proposed Lower Ground Floor 01 | 17105_1_(00)_P098 | P02 | Plot A - Proposed Lower Ground Floor 02 | 17105_1_(00)_P099 | P02 | Plot A – Proposed Upper Ground Floor | 17105_1_(00)_P100 | P02 | Plot A – Proposed First Floor | 17105_1_(00)_P101 | P02 | Plot A – Proposed Second Floor | 17105_1_(00)_P102 | P02 | Plot A – Proposed Third Floor | 17105_1_(00)_P103 | P02 |
| Site Location Plan | 17105_0_(00)_P001 | P01 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Detailed Existing Site Survey Plan | 17105_0_(01)_P100 | P01 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Existing Site: Buildings to be Demolished | 17105_0_(01)_P110 | P01 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Phasing Plan: Demolition Phase | 17105_0_(01)_P150 | P01 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Phasing Plan: Construction Phases | 17105_0_(01)_P151 | P01 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Existing Site: Northeast Elevation External | 17105_0_(01)_P200 | P01 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Existing Site: Southeast Elevation External | 17105_0_(01)_P201 | P01 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Existing Site: Southwest Elevation External | 17105_0_(01)_P202 | P01 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Existing Site: Northwest Elevation External | 17105_0_(01)_P203 | P01 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Masterplan: Plot and Building Naming Plan | 17105_0_(00)_P010 | P02 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Masterplan: Proposed Site Plan | 17105_0_(00)_P100 | P02 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Masterplan: Lower Ground Floor | 17105_0_(00)_P117 | P02 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Masterplan: Upper Ground Floor | 17105_0_(00)_P118 | P02 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Masterplan: First Floor | 17105_0_(00)_P119 | P02 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Masterplan: Typical Floor | 17105_0_(00)_P121 | P02 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Masterplan: Roof Plan | 17105_0_(00)_P122 | P02 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Masterplan: Bird and Bat Box Scope | 17105_0_(00)_P150 | P02 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Masterplan: Proposed Northeast Elevation External | 17105_0_(00)_P200 | P01 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Masterplan: Proposed Southeast Elevation External | 17105_0_(00)_P201 | P01 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Masterplan: Proposed Southwest Elevation External | 17105_0_(00)_P202 | P01 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Masterplan: Proposed Northwest Elevation External | 17105_0_(00)_P203 | P01 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Masterplan: Proposed Southwest Elevation Internal | 17105_0_(00)_P204 | P01 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Masterplan: Proposed Northeast Elevation Internal | 17105_0_(00)_P205 | P01 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Masterplan: Proposed Southeast Elevation Internal | 17105_0_(00)_P206 | P01 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Masterplan: Proposed Southwest Elevation Internal | 17105_0_(00)_P207 | P01 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Plot A – Proposed Lower Ground Floor 01 | 17105_1_(00)_P098 | P02 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Plot A - Proposed Lower Ground Floor 02 | 17105_1_(00)_P099 | P02 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Plot A – Proposed Upper Ground Floor | 17105_1_(00)_P100 | P02 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Plot A – Proposed First Floor | 17105_1_(00)_P101 | P02 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Plot A – Proposed Second Floor | 17105_1_(00)_P102 | P02 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Plot A – Proposed Third Floor | 17105_1_(00)_P103 | P02 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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| Plot A – Proposed Fourth Floor | 17105_1_(00)_P104 | P02 |
| Plot A – Proposed Fifth Floor | 17105_1_(00)_P105 | P02 |
| Plot A – Proposed Sixth Floor | 17105_1_(00)_P106 | P02 |
| Plot A – Proposed Seventh Floor | 17105_1_(00)_P107 | P02 |
| Plot A – Proposed Eighth Floor | 17105_1_(00)_P108 | P02 |
| Plot A - Proposed Roof Plan | 17105_1_(00)_P111 | P02 |
| Plot A - Building A1 First Floor Proposed Wheelchair Flat Layout | 17105_1_(00)_P154 | P01 |
| Plot A - Building A1 Lower Ground Floor Proposed Wheelchair Flat Layout | 17105_1_(00)_P155 | P01 |
| Plot A - Building A1 and A2 Upper Ground Floor Proposed Wheelchair Flat Layouts | 17105_1_(00)_P157 | P01 |
| Plot A - Building A3 Upper Ground Floor Proposed Wheelchair Flat Layouts | 17105_1_(00)_P158 | P01 |
| Plot A - Building A4 Upper Ground Floor Proposed Wheelchair Flat Layouts | 17105_1_(00)_P159 | P01 |
| Plot A - Building A2 Second Floor Proposed Wheelchair Flat Layout | 17105_1_(00)_P160 | P01 |
| Plot A Building A1 and A2 Proposed Northwest Elevation – External | 17105_1_(00)_P200 | P01 |
| Plot A Building A3 and A4 Proposed Southeast Elevation - External | 17105_1_(00)_P201 | P01 |
| Plot A Building A1 and A4 Proposed Northeast Elevation – External | 17105_1_(00)_P202 | P01 |
| Plot A Building A2 and A3 Proposed Southwest Elevation – External | 17105_1_(00)_P203 | P02 |
| Plot A Building A3 and A4 Proposed Northwest Elevation - External | 17105_1_(00)_P205 | P01 |
| Plot A Building A1 and A2 Proposed Southeast Elevation - External | 17105_1_(00)_P206 | P01 |
| Plot A Building A4 Proposed Southwest Elevation - External | 17105_1_(00)_P207 | P01 |
| Plot A Building A3 Proposed Northeast Elevation – External | 17105_1_(00)_P208 | P01 |
| Plot A Building A1 and A4 Proposed Section AA | 17105_1_(00)_P300 | P02 |
| Plot A Building A2 and A3 Proposed Section BB | 17105_1_(00)_P301 | P01 |
| Plot A Building A2 Proposed Bay Elevation Southwest | 17105_1_(00)_P400 | P01 |
| Plot A Building A3 Proposed Bay Elevation Southeast | 17105_1_(00)_P401 | P01 |
| Plot A Building A1 and A2 Proposed Bay Elevation Southeast | 17105_1_(00)_P402 | P01 |
| Plot A Building A3 Proposed Bay Elevation Southwest | 17105_1_(00)_P404 | P01 |
| Plot B - Proposed Lower Ground Floor 01 | 17105_2_(00)_P098 | P02 |
| Plot B - Proposed Lower Ground Floor 02 | 17105_2_(00)_P099 | P02 |
| Plot B - Proposed Upper Ground Floor | 17105_2_(00)_P100 | P02 |
| Plot B - Proposed First and Second Floor | 17105_2_(00)_P101 | P02 |
| Plot B - Proposed Third Floor | 17105_2_(00)_P103 | P02 |
| Plot B - Proposed Fourth and Fifth Floor | 17105_2_(00)_P104 | P02 |
| Plot B - Proposed Sixth Floor | 17105_2_(00)_P106 | P02 |
| Plot B - Proposed Seventh Floor | 17105_2_(00)_P107 | P02 |
| Plot B - Proposed Eighth Floor | 17105_2_(00)_P108 | P02 |

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| Plot B - Proposed Ninth Floor | 17105_2_(00)_P109 | P02 |
| Plot B - Proposed Tenth Floor | 17105_2_(00)_P110 | P02 |
| Plot B - Proposed Eleventh Floor | 17105_2_(00)_P111 | P02 |
| Plot B - Proposed Roof Plan | 17105_2_(00)_P120 | P02 |
| Plot B - Building B2 Upper Ground Floor Proposed Wheelchair Flat Layouts 01 | 17105_2_(00)_P151 | P02 |
| Plot B - Building B2 Upper Ground Floor Proposed Wheelchair Flat Layouts 02 | 17105_2_(00)_P152 | P01 |
| Plot B - Building B4 and B5 Upper Ground Floor Proposed Wheelchair Flat Layouts | 17105_2_(00)_P153 | P01 |
| Plot B - Building B6 Upper Ground Floor Proposed Wheelchair Flat Layouts | 17105_2_(00)_P154 | P01 |
| Plot B - Building B6 Typical Floor Proposed Wheelchair Flat Layout | 17105_2_(00)_P155 | P01 |
| Plot B Building B1 B2 and B3 Proposed Northwest Elevation – External | 17105_2_(00)_P200 | P01 |
| Plot B Building B4 B5 and B6 Proposed Southeast Elevation – External | 17105_2_(00)_P201 | P01 |
| Plot B Building B3 and B4 Proposed Southwest Elevation – External | 17105_2_(00)_P202 | P02 |
| Plot B Building B1 and B6 Proposed Northeast Elevation – External | 17105_2_(00)_P203 | P01 |
| Plot B Building B4 B5 and B6 Proposed Northwest Elevation – External | 17105_2_(00)_P204 | P01 |
| Plot B Building B3 Proposed Northeast Elevation – External | 17105_2_(00)_P205 | P02 |
| Plot B Building B2 and B5 Proposed Northeast Elevation – External | 17105_2_(00)_P206 | P01 |
| Plot B Building B1 and B6 Proposed Southwest Elevation – External | 17105_2_(00)_P207 | P02 |
| Plot B Building B2 Proposed Southwest Elevation – External | 17105_2_(00)_P208 | P02 |
| Plot B Building B1 B2 and B3 Proposed Southeast Elevation – External | 17105_2_(00)_P209 | P01 |
| Plot B Building B1 B2 and B3 Proposed Section AA | 17105_2_(00)_P300 | P01 |
| Plot B Building B4 B5 and B6 Proposed Section CC | 17105_2_(00)_P302 | P01 |
| Plot B Building B5 Proposed Bay Elevation Southeast | 17105_2_(00)_P400 | P02 |
| Plot B Building B3 Proposed Bay Elevation Southwest | 17105_2_(00)_P401 | P02 |
| Plot B Building B6 Proposed Bay Elevation Northeast | 17105_2_(00)_P402 | P02 |
| Plot C - Proposed Lower Ground Floor | 17105_3_(00)_P099 | P01 |
| Plot C - Proposed Upper Ground Floor | 17105_3_(00)_P100 | P02 |
| Plot C - Proposed First Floor | 17105_3_(00)_P101 | P01 |
| Plot C - Proposed Second to Seventh Floor | 17105_3_(00)_P102 | P01 |
| Plot C - Proposed Eighth Floor | 17105_3_(00)_P108 | P01 |
| Plot C - Proposed Ninth Floor | 17105_3_(00)_P109 | P01 |
| Plot C - Proposed Tenth Floor | 17105_3_(00)_P110 | P01 |
| Plot C - Proposed Eleventh Floor | 17105_3_(00)_P111 | P01 |
| Plot C - Proposed Twelfth Floor | 17105_3_(00)_P112 | P01 |
| Plot C - Proposed Roof Plan | 17105_3_(00)_P120 | P01 |

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| Plot C - Proposed Wheelchair Flat Layouts - First floor and First to Ninth Floor | 17105_3_(00)_P152 | P01 |
| Plot C Proposed Southeast Elevation – External | 17105_3_(00)_P200 | P01 |
| Plot C Proposed Northwest Elevation – External | 17105_3_(00)_P201 | P01 |
| Plot C Building C1 Proposed Northeast Elevation – External | 17105_3_(00)_P202 | P01 |
| Plot C Building C2 Proposed Southwest Elevation – External | 17105_3_(00)_P203 | P01 |
| Plot C Building C2 Proposed Northeast Elevation – External | 17105_3_(00)_P204 | P01 |
| Plot C Building C1 Proposed Southwest Elevation – External | 17105_3_(00)_P205 | P01 |
| Plot C Proposed Section AA | 17105_3_(00)_P300 | P01 |
| Plot C Building C1 Proposed Section BB | 17105_3_(00)_P301 | P01 |
| Plot C Building C2 Proposed Section CC | 17105_3_(00)_P302 | P01 |
| Plot C Proposed Section DD | 17105_3_(00)_P303 | P01 |
| Plot C Building C2 Proposed Bay Elevation Southeast | 17105_3_(00)_P400 | P01 |
| Plot D - Proposed Lower Ground Floor | 17105_4_(00)_P099 | P02 |
| Plot D - Proposed Upper Ground Floor | 17105_4_(00)_P100 | P02 |
| Plot D - Proposed First Floor | 17105_4_(00)_P101 | P02 |
| Plot D - Proposed Second Floor | 17105_4_(00)_P102 | P02 |
| Plot D - Proposed Third to Fifth Floor | 17105_4_(00)_P103 | P02 |
| Plot D - Proposed Sixth Floor | 17105_4_(00)_P106 | P02 |
| Plot D - Proposed Seventh Floor | 17105_4_(00)_P107 | P02 |
| Plot D - Proposed Eighth Floor | 17105_4_(00)_P108 | P02 |
| Plot D - Proposed Roof Plan | 17105_4_(00)_P111 | P01 |
| Plot D Proposed Wheelchair Flat Layouts - Upper Ground Floor | 17105_4_(00)_P150 | P01 |
| Plot D Proposed Wheelchair Flat Layouts - Upper Ground Floor | 17105_4_(00)_P151 | P01 |
| Plot D Proposed Wheelchair Flat Layouts - First floor and First to Sixth Floor | 17105_4_(00)_P152 | P01 |
| Plot D Building D3 Proposed Northwest Elevation – External | 17105_4_(00)_P200 | P01 |
| Plot D Proposed Northeast Elevation – External | 17105_4_(00)_P201 | P01 |
| Plot D Proposed Southwest Elevation – External | 17105_4_(00)_P202 | P01 |
| Plot D Building D1 Proposed Southeast Elevation – External | 17105_4_(00)_P203 | P01 |
| Plot D Building D2 Proposed Southeast Elevation – External | 17105_4_(00)_P204 | P01 |
| Plot D Building D3 Proposed Southeast Elevation – External | 17105_4_(00)_P205 | P01 |
| Plot D Building D1 Proposed Northwest Elevation – External | 17105_4_(00)_P206 | P01 |
| Plot D Building D2 Proposed Northwest Elevation – External | 17105_4_(00)_P207 | P02 |
| Plot D Building D2 Proposed Cross Section AA | 17105_4_(00)_P300 | P01 |
| Plot D Proposed Long Section BB | 17105_4_(00)_P301 | P01 |
| Plot D Building D2 Proposed Bay Elevation Northeast | 17105_4_(00)_P400 | P01 |
| Plot D Building D1 Proposed Bay Elevation Southeast | 17105_4_(00)_P401 | P01 |

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| Plot E - Proposed Ground Floor | 17105_5_(00)_100 | P01 |
| Plot E - Proposed First Floor | 17105_5_(00)_101 | P01 |
| Plot E - Proposed Second Floor | 17105_5_(00)_102 | P01 |
| Plot E - Proposed Third Floor | 17105_5_(00)_103 | P01 |
| Plot E - Proposed Fourth Floor | 17105_5_(00)_104 | P01 |
| Plot E - Proposed Fifth Floor | 17105_5_(00)_105 | P01 |
| Plot E - Proposed Sixth Floor | 17105_5_(00)_106 | P01 |
| Plot E - Proposed Roof Plan | 17105_5_(00)_115 | P01 |
| Plot E Proposed Wheelchair Flat Layouts - First floor to Fifth Floor 01 | 17105_5_(00)_154 | P01 |
| Plot E Proposed Wheelchair Flat Layouts - First floor to Fifth Floor 02 | 17105_5_(00)_155 | P01 |
| Plot E Proposed Wheelchair Flat Layouts - First floor to Fifth Floor 03 | 17105_5_(00)_156 | P01 |
| Plot E Proposed Wheelchair Flat Layouts - First floor to Fifth Floor 04 | 17105_5_(00)_157 | P01 |
| Plot E Proposed Wheelchair Flat Layouts - Ground Floor and Sixth floor | 17105_5_(00)_P158 | P01 |
| Plot E Building E1 and E2 Proposed Southeast Elevation - External | 17105_5_(00)_200 | P01 |
| Plot E Building E2 Proposed Northeast Elevation - External | 17105_5_(00)_201 | P01 |
| Plot E Building E1 and E2 Proposed Northwest Elevation - External | 17105_5_(00)_202 | P01 |
| Plot E Building E1 Proposed Southwest Elevation - External | 17105_5_(00)_203 | P01 |
| Plot E Building E1 Proposed Northeast Elevation - External | 17105_5_(00)_204 | P01 |
| Plot E Building E2 Proposed Southwest Elevation - External | 17105_5_(00)_205 | P01 |
| Plot E Building E1 Proposed Section AA | 17105_5_(00)_300 | P01 |
| Plot E Building E1 and E2 Proposed Section BB | 17105_5_(00)_301 | P01 |
| Plot E Building E2 Proposed Section CC | 17105_5_(00)_302 | P01 |
| Plot E Building E1 Proposed Section DD | 17105_5_(00)_303 | P01 |
| Plot E Building E2 Proposed Bay Elevation Southeast | 17105_5_(00)_400 | P01 |
| Plot E Building E1 Proposed Bay Elevation Southeast | 17105_5_(00)_401 | P01 |
| Illustrative Masterplan | 1947-EXA-ZZ-ZZ-DR-L-00001 | P01 |
| Reference Plan | 1947-EXA-ZZ-ZZ-DR-L-00010 | P01 |
| Detailed Landscape General Arrangement Plan Legend | 1947-EXA-ZZ-ZZ-DR-L-00050 | P01 |
| Landscape General Arrangement Plan Ground Floor | 1947-EXA-ZZ-ZZ-DR-L-00100 | P01 |
| Detailed Landscape General Arrangement Plan Sheet 01 of 06 | 1947-EXA-ZZ-ZZ-DR-L-00101 | P01 |
| Detailed Landscape General Arrangement Plan Sheet 02 of 06 | 1947-EXA-ZZ-ZZ-DR-L-00102 | P01 |
| Detailed Landscape General Arrangement Plan Sheet 03 of 06 | 1947-EXA-ZZ-ZZ-DR-L-00103 | P01 |

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| Detailed Landscape General Arrangement Plan Sheet 04 of 06 | 1947-EXA-ZZ-ZZ-DR-L-00104 | P01 |
| Detailed Landscape General Arrangement Plan Sheet 05 of 06 | 1947-EXA-ZZ-ZZ-DR-L-00105 | P01 |
| Detailed Landscape General Arrangement Plan Sheet 06 of 06 | 1947-EXA-ZZ-ZZ-DR-L-00106 | P01 |
| Landscape General Arrangement Plan Roof | 1947-EXA-ZZ-ZZ-DR-L-00110 | P01 |
| Planting Plan Trees | 1947-EXA-ZZ-ZZ-DR-L-00200 | P01 |
| Planting Plan Shrubs and Groundcovers | 1947-EXA-ZZ-ZZ-DR-L-00210 | P01 |
| Levels Plan | 1947-EXA-ZZ-ZZ-DR-L-00300 | P01 |
| Site Sections Reference Plan | 1947-EXA-ZZ-ZZ-DR-L-00500 | P01 |
| Site Sections Sheet 01 of 06 | 1947-EXA-ZZ-ZZ-DR-L-00501 | P01 |
| Site Sections Sheet 02 of 06 | 1947-EXA-ZZ-ZZ-DR-L-00502 | P01 |
| Site Sections Sheet 03 of 06 | 1947-EXA-ZZ-ZZ-DR-L-00503 | P01 |
| Site Sections Sheet 04 of 06 | 1947-EXA-ZZ-ZZ-DR-L-00504 | P01 |
| Site Sections Sheet 05 of 06 | 1947-EXA-ZZ-ZZ-DR-L-00505 | P01 |
| Site Sections Sheet 06 of 06 | 1947-EXA-ZZ-ZZ-DR-L-00506 | P01 |
| Typical Surface Treatment Details | 1947-EXA-ZZ-ZZ-DR-L-00600 | P01 |
| Typical Boundary Treatment Details | 1947-EXA-ZZ-ZZ-DR-L-00601 | P01 |
| Typical Edge Treatments | 1947-EXA-ZZ-ZZ-DR-L-00602 | P01 |
| Typical Soft Landscape Details | 1947-EXA-ZZ-ZZ-DR-L-00700 | P01 |
| Planting Schedule | 1947-EXA-ZZ-ZZ-SH-L-00200 | P01 |

Documents:

Affordable Housing Statement (November 2021); Arboricultural Impact Assessment prepared by Barton Hyett Associates (October 2021); Arboricultural Method Statement prepared by Barton Hyett Associates (October 2021); Biodiversity Net Gain Assessment prepared by Penny Anderson (28 October 2021); Circular Economy Statement prepared by Hoare Lea (29 October 2021); Construction Environmental Management Plan prepared by London Square (November 2021); Contamination - Generic Quantitative Environmental Risk Assessment prepared by Waterman (October 2021), Contamination - Ground Investigation Strategy and Specification prepared by Waterman (October 2021); Contamination - Preliminary Environmental Risk Assessment prepared by Waterman (October 2021); Contamination - Remediation Strategy prepared by

Waterman (October 2021); Daylight and Sunlight Assessment prepared by Point 2 (November 2021); Delivery and Servicing Plan prepared by Velocity (November 2021); Design and Access Statement prepared by AHMM (November 2021); Environmental Statement prepared by Avison Young (November 2021); Equalities Impact Assessment prepared by WSP (October 2021); Fire Statement prepared by FDS (15 November 2021); Flood Risk Assessment and Drainage Report prepared by Waterman (October 2021); Health Impact Assessment prepared by WSP October 2021; Historic Environment Assessment prepared by MOLA (November 2021); Main Town Centre Uses Assessment prepared by WSP (October 2021); Noise Impact Assessment prepared by Max Fordham (1 November 2021); Open Space and Recreation Assessment and Landscape Design Strategy prepared by Exterior Architecture (November 2021); Parking Design and Management Plan prepared by Velocity (November 2021); Planning Statement prepared by Avison Young (November 2021); Schedule of Accommodation prepared by AHMM (January 2022); Site Waste Management Plan prepared by London Square (November 2021); Statement of Community Involvement prepared by Kanda (October 2021); Sustainable Design and Construction Statement prepared by Hoare Lea (29 October 2021); Transport Assessment prepared by Velocity (November 2021); Travel Plan prepared by Velocity (November 2021); Utilities Assessment prepared by Hoare Lea (1 November 2021); Ventilation and Extract Statement prepared by Hoare Lea (1 November 2021); and Waste Management Plan prepared by WSP (November 2021)

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.

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| 3 | Phasing Plan (Details) |
| | <p>CONDITION: Prior to the commencement of any part of the development, inclusive of demolition, a detailed phasing plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall henceforth not proceed other than in complete accordance with such Plan as will have been approved by the Local Planning Authority.</p> <p>The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter, unless otherwise agreed in writing by the Local Planning Authority</p> <p>REASON: To limit adverse impacts upon the amenities of neighbouring residential properties, and to ensure that the development is implemented to the satisfaction of the Local Planning Authority</p> |
| 4 | Construction Environmental Management Plan (Details) |
| | <p>CONDITION: Notwithstanding the draft Construction Environmental Management Plan hereby approved, a Construction Environmental Management Plan shall be submitted to the Local Planning Authority and approved in writing prior to commencement of each phase of development including any demolition. This condition may be submitted in full or phase by phase.</p> <p>The report(s) shall assess the impacts during the construction phase of the development on surrounding streets, along with nearby residential amenity (inclusive of occupiers of completed phases of the development) and other occupiers together with means of</p> |

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| | <p>mitigating any identified impacts. The details must refer to the new London Borough of Islington Code of Practice for Construction Sites.</p> <p>Details shall include:</p> <ul style="list-style-type: none"> a) Demolition techniques to be used (particularly with the demolition of some of the reinforced structures); b) Protection of bats during the demolition c) Monitoring positions; d) Consideration of how impacts will be managed for any occupants of any completed phases; e) Freight Operator Recognition Scheme (FORS) Silver Level or similar accreditation, f) site access g) loading/unloading and parking arrangements, h) booking systems and timing of arrivals at and departures from the site, i) vehicular routes, j) scope for load consolidation; and k) use of alternative modes and measures to reduce risks and impact of collisions with vulnerable road users. <p>The demolition and construction of the development (or relevant phase approved) shall be carried out strictly in accordance with the details so approved, and no change therefrom shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: The Plan shall identify efficient, safe and sustainable arrangements to be employed at each stage of implementation of the development to reduce and mitigate impacts of freight vehicle movements arising from the scheme, including impacts on the expeditious movement of traffic, residential amenity and highway safety and to mitigate the impacts of the development in accordance with London Plan policy T7 Deliveries, Servicing & Construction and Development Management Policies DM2.1 and DM8.2.</p> |
| 5 | Tree Protection (Details) |
| | <p>CONDITION: Prior to the commencement of each phase of the development hereby approved (including demolition and all preparatory work), a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>Specific issues to be dealt with in the TPP and AMS:</p> <ul style="list-style-type: none"> a. Location and installation of services/ utilities/ drainage; b. Methods of demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees; c. Details of construction within the RPA or that may impact on the retained trees; d. A full specification for the installation of boundary treatment works; e. A full specification for the construction of any roads, parking areas and driveways, including details of the no-dig specification and extent of the areas of the roads, parking areas and driveways to be constructed using a no-dig specification. Details shall include relevant sections through them; |

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| | <ul style="list-style-type: none"> f. Detailed levels and cross-sections to show that the raised levels of surfacing, where the installation of no-dig surfacing within Root Protection Areas is proposed, demonstrating that they can be accommodated where they meet with any adjacent building damp proof courses; g. A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing; h. A specification for scaffolding and ground protection within tree protection zones; i. Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area; j. Details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires; k. Boundary treatments within the RPA; l. Methodology and detailed assessment of root pruning; m. Reporting of inspection and supervision; n. Methods to improve the rooting environment for retained and proposed trees and landscaping; and o. Veteran and ancient tree protection and management <p>The development thereafter shall be implemented in strict accordance with the approved details.</p> <p>REASON: Required prior to commencement of development to satisfy the Local Planning Authority that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality, in accordance with Policy DM 2.3 and DM 6.5, policies G1, G5 and G7 of the London Plan, policies G1 and G4 of the emerging Local Plan and pursuant to section 197 of the Town and Country Planning Act 1990.</p> |
| 6 | Arboricultural Site Supervision (Details) |
| | <p>CONDITION: Prior to the commencement of each phase of the development hereby approved (including any ground clearance, tree works, demolition or construction), details of all tree protection monitoring and site supervision by a suitably qualified tree specialist (where arboricultural expertise is required) shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The development thereafter shall be implemented in strict accordance with the approved details.</p> <p>REASON: Required prior to the commencement of development in order that the Local Planning Authority may be satisfied that the trees to be retained will not be damaged during development works and to ensure that, as far as is possible, the work is carried out in accordance with the approved details pursuant to section 197 of the Town and Country Planning Act 1990 in accordance with Policy DM 2.3 and DM 6.5, policies G1, G5 and G7 of the London Plan, policies G1 and G4 of the emerging Local Plan.</p> |
| 7 | Whole Life Carbon - Updated Review (Details) |
| | <p>CONDITION: Notwithstanding the details approved, prior to the commencement of development an Updated Whole Life Carbon Assessment shall be submitted to and</p> |

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| | <p>approved in writing by the Local Planning Authority. The updated assessment shall include/address:</p> <ul style="list-style-type: none"> - Further carbon reduction quantification through the detailed design stage material selection and specification; - Completed GLA Draft Whole Life-Cycle Carbon Assessment - Details of how opportunities for retaining and refurbishing/re-purposing existing buildings, materials and other resources on site have been maximised to reduce the need for new materials; - Details of life cycle of embodied carbon and finite resources relating to the enabling works stage and end of life approach; - The use of a consolidated delivery facility; - Details of the applicant's Principals of Sustainable Procurement and details of specific measures being taken on the site for specification and sourcing of materials; - Consideration of end of life de-construction; - Cost premiums, supply chain limits and structural constraints for the proposal and Implications of Key Performance Indicators not being met; and - Updated targets for Bill of Materials <p>The development shall be carried out strictly in accordance with the details so approved and no change therefrom unless otherwise specified in writing by the Local Planning Authority.</p> <p>REASON: The revised and updated details and designs will ensure that the embodied carbon emissions associated with the proposed development, taking into account the materials quantities and loads, operational energy consumption of the built scheme, with total emissions estimated and compared to the GLA benchmarks are reduced to their lowest possible levels, having regard to GLA benchmarks in accordance with policy S4 of the London Plan.</p> |
| 8 | <p>Heritage Plan (Details)</p> |
| | <p>CONDITION: Prior to the commencement of development, a plan shall be submitted to and approved in writing by the Local Planning Authority detailing how the recommendations within the 'Representing the Heritage of Holloway Prison' document dated September 2021 will be implemented.</p> <p>The plan shall be prepared in consultation and engagement with those with lived experience of the criminal justice system at Holloway Prison and other relevant interested parties, with details of this consultation and engagement included within the submission.</p> <p>The development of each relevant phase of the development shall be carried out strictly in accordance with the details so approved and no change therefrom shall take place without the prior written consent of the Local planning Authority.</p> <p>REASON: In order to safeguard the special historic significance of the site and to ensure that the resulting appearance and construction of the development is of a high standard.</p> |
| 9 | <p>Land Contamination (Compliance and Details)</p> |
| | <p>CONDITION: Prior to the commencement of the development, the measures identified in the approved Remediation Strategy, prepared by Waterman Infrastructure and</p> |

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| | <p>Development Ltd, Issue 3.4.1 (dated October 2021) shall be carried out and completed in accordance with the details so approved.</p> <p>If, during development, contamination not previously identified is found to be present at the site, the Council is to be informed immediately and no further development (unless otherwise agreed in writing by the Council) shall be carried out until a report indicating the nature of the contamination and how it is to be dealt with is submitted to, and agreed in writing by the Local Planning Authority.</p> <p>All works must be carried out in compliance with and by a competent person who conforms to Land Contamination Risk Management (LCRM) (Environment Agency as updated 2021) or the current UK requirements for sampling and testing</p> <p>REASON: The application submission includes a contaminated land desktop study, GCERA and remediation strategy. The site investigation highlights some elevated levels of metals and hydrocarbons. With the introduction of residential receptors then there is the potential for a pollution linkage to be formed and there will be the need for a watching brief to be carried out to deal with any potential issues or unexpected contamination. These measures are necessary in order to secure compliance with Development Management Policies DM6.1.</p> |
| 10 | Energy Strategy |
| | <p>CONDITION: Prior to the commencement of the development hereby approved an updated Energy Strategy shall be submitted to and approved in writing by the Local Planning Authority. The updated Energy Strategy should include details to address:</p> <ul style="list-style-type: none"> - Updated details regarding unregulated emissions; - Improvements to energy efficiency specifications; - Overheating modelling of non-residential elements; - Details regarding future-proofing of the development for connection to a future network; - Details of solar PV systems - Updated Green Performance Plan. <p>Should there be any change to the energy features/measures within the approved Energy Strategy, a revised Energy Strategy shall be submitted to and agreed in writing by the Local Planning Authority prior to the occupation of the relevant phase of the development.</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 addressing climate change, to secure sustainable development and to ensure that the Local Planning Authority may be satisfied that CO₂ emission reduction targets by energy efficient measures/features and renewable energy are met.</p> |

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| 11 | Land Contamination Verification Report (Details) |
| | <p>CONDITION: Following completion of measures identified in the approved Remediation Strategy and prior to the occupation of any residential units, a verification report that</p> |

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| | <p>demonstrates the effectiveness of the remediation carried out, must be submitted to and approved in writing by the Local Planning Authority.</p> <p>This report shall include:</p> <ol style="list-style-type: none"> a) details of the remediation works carried out; b) watching brief; c) results of any verification sampling, testing or monitoring including the analysis of any imported soil; d) all waste management documentation showing the classification of waste, its treatment, movement and disposal; and e) the validation of gas membrane placement. <p>All works must be carried out in compliance with and by a competent person who conforms to Land Contamination Risk Management (LCRM) (Environment Agency as updated 2021) or the current UK requirements for sampling and testing.</p> <p>REASON: The application submission includes a contaminated land desktop study, GCERA and remediation strategy. The site investigation highlights some elevated levels of metals and hydrocarbons. With the introduction of residential receptors then there is the potential for a pollution linkage to be formed and there will be the need for a watching brief to be carried out to deal with any potential issues or unexpected contamination. These measures are necessary in order to secure compliance with Development Management Policy DM6.1.</p> |
| 12 | <p>Materials and Samples (Compliance and Details)</p> |
| | <p>CONDITION: Detailed drawings and samples of all facing materials shall be submitted to and approved in writing by the Local Planning Authority prior to the relevant phase commencing on site. The details and samples shall include:</p> <ol style="list-style-type: none"> a. Plan, elevation and section drawings, including jambs, head and sill, of all external windows and doors at a scale of 1:10; b. Samples and manufacturer's details at a scale of 1:10, of all main facing materials including brickwork in both primary base bricks, accent bricks and brick clad soffits and architectural pre-cast concrete balcony slabs, columns, copings, soffits, ground floor sills and entrance signage; c. Samples and manufacturer's details of all metalwork including PPC aluminium window system, sills, canopies, ventilation grilles and soffits and rainwater goods and bronze PPC steel balustrades, gates, shutters, soffits and gallery access railings; d. A full scale sample bay panel should be erected on-site to show a typical window detail and should be approved by the Council before the relevant parts of the work are commenced. This should demonstrate the exact facing brick blend and detail demonstrating the proposed colours, texture, face-bond and pointing and include a junction with a window opening. The development shall be carried out in accordance with the approval given; e. Details of the green roof system f. Green procurement plan; and g. Any other materials to be used. <p>The development shall be carried out strictly in accordance with the details and samples so approved, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.</p> |

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| | 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 |
| 13 | Flexible Commercial Uses (Compliance) |
| | <p>CONDITION: Operation of Section 55(2)(f) of the Town and Country Planning Act 1990 is precluded with regard to the flexible unit on the ground floor level, except the permitted use(s) hereby approved within Class E:</p> <p>A) Plot B: Proposed Lower Ground Floor 02 (Drawing ref: 17105 2 [00] P099 Rev P01), the 3 flexible commercial units adjacent to cores B5 and B6 shall only be operated as:</p> <p>E(a) Display or retail sale of goods, other than hot food E(b) Sale of food and drink for consumption (mostly) on the premises E(c) Provision of: E(c)(i) Financial services, E(c)(ii) Professional services (other than health or medical services), or E(d) Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink,) E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner) E(g) Uses which can be carried out in a residential area without detriment to its amenity: E(g)(i) Offices to carry out any operational or administrative functions, E(g)(ii) Research and development of products or processes</p> <p>B) Plot B: Proposed Lower Ground Floor 01 (Drawing ref: 17105 2 [00] P098 Rev P1) and Proposed Upper Ground Floor (Drawing ref: 17105 2 [00] P100 Rev P1) – abutting the main site entrance (over two floors) adjacent to core B4 shall only be operated as:</p> <p>E(a) Display or retail sale of goods, other than hot food E(b) Sale of food and drink for consumption (mostly) on the premises E(d) Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink,) E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)</p> <p>C) Plot C: Proposed Lower Ground Floor Plan described as “Flexible Commercial” Unit (shown on Drawing 17105 3 [00] 099 Rev P01) - abutting the new public open space shall only be operated as:</p> <p>E(a) Display or retail sale of goods, other than hot food E(b) Sale of food and drink for consumption (mostly) on the premises E(d) Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink,)</p> <p>and for no other purpose, including any purpose falling solely under Class E of the Schedule 2 of the Town and Country Planning (Use Classes) Order 1987 (as amended) and subsequent Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020) or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.</p> |

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| | <p>REASON: For the avoidance of doubt and to enable the Local Planning Authority to monitor and restrict the commercial uses at the site in order to ensure an appropriate balance of uses that provide services for new and existing residents and support the delivery of economic growth within the borough; to protect the viability of the Town Centre and the nearby Site Allocation: NH1; to protect residential amenity; and to ensure that uses adjacent to the new public open space provide an active frontage with passive surveillance to support the amenity and safe use of the open space and development more generally.</p> |
| 14 | <p>Restriction on Quantum of Retail Floorspace (Compliance)</p> <p>CONDITION: Notwithstanding the drawings and documents hereby approved, the total retail (Class E(a) use) floorspace within the development shall be restricted to a maximum of 700sqm in total and no single retail unit shall be larger than 400sqm.</p> <p>In this regard in the event that the flexible commercial corner unit at Plot B (detailed on Proposed Lower Ground Floor 01 Drawing ref: 17105 2 [00] P098 Rev P1 and Proposed Upper Ground Floor Drawing ref: 17105 2 [00] P100 Rev P1) is intended for retail use, revised drawings shall be submitted to and approved in writing by the Local Planning Authority that demonstrates the unit split into 2 separate units prior to first use of the unit.</p> <p>The development and use shall operate strictly in accordance with the details so approved and shall be retained as such permanently thereafter.</p> <p>REASON: A restriction on the quantum of floorspace and number of units in convenience use is necessary at the site to ensure that the development does not jeopardise the future viability of the town centre and NH1 Site Allocation. Site Allocation NH1 is for a greater quantum of various E uses including offices, which the proposal does not include and is estimated for delivery between 2031/32 – 2035/36. The delivery of the Holloway Prison site precedes this significantly and therefore provision of amenities on the site is required to support the increase in new residents. The restriction would provide an appropriate balance to provide for future residents needs whilst protecting Town Centre viability.</p> |
| 15 | <p>Restriction of Café Floorspace (Compliance)</p> <p>CONDITION: Notwithstanding the drawings and documents hereby approved, permission is only given for a maximum of two flexible commercial units to be used as café/restaurant (Class E(b) use) at any one time.</p> <p>REASON: In order to not create an overconcentration of food and beverage uses which could detrimentally impact the character and amenity of the predominantly residential site and surrounding area, in accordance with Development Management Policies DM4.2, DM4.3 and DM4.4.</p> |
| 16 | <p>Restriction of PD rights - Class E to residential (Compliance)</p> <p>CONDITION: Notwithstanding the provisions of Schedule 2, Part 3, Class MA the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modifications), no change of use from Class E (commercial, business and service) to a use falling within Class C3 (dwellinghouses) shall take place.</p> |

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| | <p>REASON: The ground floor location fronting Camden and Parkhurst Roads are concluded to experience a degree of road noise that would result in unacceptable level of amenity for residential use. The resident population introduced to the site requires services to support them, and to retain compliance with the adopted SPD for the site.</p> |
| <p>17</p> | <p>Hours of Operation (Compliance)</p> |
| | <p>CONDITION: The non-residential uses of the hereby approved development shall only operate between the following hours and at no other time:</p> <p><u>Class E (a) – Retail Use:</u> 7am - 11pm Monday to Saturday 7am - 8pm Sundays and Bank Holidays</p> <p><u>Class E (b) – Café/Restaurant Use:</u> 7am - 10pm Monday to Thursday 7am - 11pm Friday to Saturday 7am – 9pm Sundays and Bank Holidays</p> <p><u>Class E(d) Indoor sport, recreation or fitness:</u> 7am – 10pm Monday to Saturday 7am – 8pm Sundays and Bank Holidays</p> <p><u>Class E(e) Provision of medical or health services:</u> 7am – 10pm Monday to Saturday 7am – 8pm Sundays and Bank Holidays</p> <p><u>Class F2 – Women’s Building</u> 7am – 10pm Monday to Thursday 7am – 11pm Friday to Saturday 8am – 8pm Sundays and Bank Holidays</p> <p><u>Women’s Building Garden</u> 8am - 8pm Monday to Saturday 9am – 5pm Sundays and Public Holidays</p> <p>The restrictions shall be applied and permanently adhered to unless otherwise agreed with the Local Planning Authority.</p> <p>REASON: In the interests of protecting neighbouring residential amenity from unacceptable noise impacts in particular at the quietest times of each day. These restrictions are necessary in order to secure compliance with London Plan Policy D3 and policy DM2.1 of the Islington Development Management Policies 2013.</p> |
| <p>18</p> | <p>Piling Method Statement (Details)</p> |
| | <p>CONDITION: No piling shall take place until a PILING METHOD STATEMENT (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority for each phase of the development in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.</p> |

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| | <p>REASON: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure.</p> |
| 19 | <p>Water Supply (Details)</p> <p>CONDITION: Prior to the occupation of each phase of the development hereby approved detail shall be submitted to and approved in writing by the Local Planning Authority, in consultation with Thames Water, to demonstrate that either:</p> <ul style="list-style-type: none"> - all water network upgrades required to accommodate the additional flows to serve the relevant phase of the development have been completed; or - a development and infrastructure phasing plan has been agreed with Thames Water to allow the relevant phase of the development to be occupied. <p>Where a development and infrastructure phasing plan is agreed no occupation of the relevant phase shall take place other than in accordance with the agreed development and infrastructure phasing plan.</p> <p>REASON: To ensure the water supply infrastructure has sufficient capacity to accommodate the increase in water use at the site.</p> |
| 20 | <p>Rain Water/Grey Water Harvesting (Details)</p> <p>CONDITION: Details of the rainwater and grey water recycling system or where this is not possible a feasibility assessment shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing for each phase of the development. The details shall also demonstrate the maximum level of recycled water that can feasibly be provided to the development.</p> <p>Where approved the rain water / grey water recycling system shall be carried out strictly in accordance with the details so approved, installed and operational prior to the first occupation of each phase of the development to which they form part and shall be maintained as such thereafter.</p> <p>REASON: To ensure the sustainable use of water.</p> |
| 21 | <p>Sustainable Urban Drainage (Details)</p> <p>CONDITION: Details of surface drainage works shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on each phase of the development. The details shall be based on an assessment of the potential for disposing of surface water by means of sustainable drainage system in accordance with the principles as set out in London Plan Policies SI 13.</p> <p>The submitted details shall include the scheme's peak runoff rate and storage volume and demonstrate how the scheme would achieve at least a 50% attenuation of the undeveloped site's surface water run off at peak times. The drainage system shall be installed/operational prior to the first occupation of each phase of the development. The details submitted should also include a management and maintenance programme.</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: To ensure that sustainable management of water.</p> |

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| 22 | Tree Translocation Plan (Details) |
| | <p>CONDITION: Prior to the translocation of the three cherry trees (T20, T21 and T22) identified on plan ref. BHA_630_02A within the hereby approved Arboricultural Method Statement ref: R.3291, dated September 2021, full details of the translocation method and siting of the relocated trees shall be submitted to and approved in writing by the Local Planning Authority. The translocation method and location of trees T20, T21 and T22 shall be in strict accordance with the details so approved.</p> <p>REASON: In the interest of biodiversity, air quality, addressing climate change and visual amenity.</p> |
| 23 | Tree Translocation Aftercare (Details) |
| | <p>CONDITION: Prior to the translocation of trees T20, T21 and T22 identified on plan ref. BHA_630_02A within the hereby approved Arboricultural Method Statement ref: R.3291, dated September 2021, full details of the arboricultural aftercare shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>REASON: To ensure the chance of these trees establishing themselves and thriving in the new location are maximised. In the interest of biodiversity, air quality, addressing climate change and visual amenity.</p> |
| 24 | Cycle Parking Provision (Details) |
| | <p>CONDITION: Prior to the occupation of each phase of the development hereby permitted, details of cycle parking and associated facilities, which shall provide a total of 1,825 secured long stay spaces and 39 short stay residential spaces, 38 long stay and 36 short stay non-residential spaces and provision for specialist and electric cycle storage shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The details approved shall be installed and operational prior to occupation of the relevant phase of the development hereby approved and maintained as such thereafter.</p> <p>REASON: To ensure adequate cycle parking and associated support facilities (shower and locker facilities for non-residential floorspace) are made available and easily accessible on site and to promote sustainable modes of transport in accordance with London Plan policy T5 Cycling and Development Management Policy DM8.4.</p> |
| 25 | BREEAM |
| | <p>CONDITION: The non-residential elements of the development hereby approved shall achieve a BREEAM “New Construction” 2018 (or equivalent scheme) rating of no less than “Excellent”. The scope of the works of the development must include a full fit-out, unless it can be demonstrated that this is not feasible through the submission to and approval of a feasibility statement by the Local Planning Authority.</p> <p>REASON: In the interest of addressing climate change and to secure sustainable development</p> |
| 26 | Ventilation (Details) |
| | <p>CONDITION: Prior to occupation of each phase of the development hereby approved, full details of ventilation for the residential accommodation shall be submitted to and approved in writing by the Local Planning Authority.</p> |

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| | <p>The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter unless otherwise approved in writing by the Local Planning Authority.</p> <p>REASON: In order to ensure that the design of residential units are such that they would achieve comfortable temperatures in the event of extreme weather scenarios (which are becoming more common), to ensure appropriate air quality for future occupiers and protect the amenity of neighbouring occupiers, in accordance with Development Management Policy DM3.4 and DM7.5, and London Plan Policy D6 and S14.</p> |
| 27 | Overheating mitigation (Details) |
| | <p>CONDITION: Prior to superstructure works commencing on the relevant Block fully detailed and revised mitigation measures and their reduction to overheating risk (undertaken using the recommended approach set out in GLA guidance (CIBSE TM59 methodology) shall be submitted to the Local Planning Authority and approved in writing.</p> <p>The fully detailed and revised mitigation measures shall include:</p> <ul style="list-style-type: none"> f) updated glazing measures g) solar control glazing h) ventilation panels (louvres) i) side hung window / door openings to increase passive ventilation of units; and j) balcony design; k) external blinds; and l) Mechanical Ventilation and Heat Recovery system. <p>The development of each block / phase / development shall be carried out strictly in accordance with the details so approved and no change therefrom shall take place without the prior written approval of the Local Planning Authority.</p> <p>REASON: In order to ensure that the design of residential units are such that they would achieve comfortable temperatures in the event of extreme weather scenarios (which are becoming more common). These measures are necessary in order to secure compliance with GLA guidance. These base measures secure compliance with policies D6 and S14 of the London Plan, and policies DM7.5 of the Development Management Policies. Further exploration of mitigation measures are necessary in order to demonstrate best practice approach to sustainability as established by the Holloway Prison SPD.</p> |
| 28 | Noise Mitigation – Units (Details) |
| | <p>CONDITION: Notwithstanding the details and drawings approved, prior to superstructure works commencing on the relevant phase of the development hereby approved, a scheme for sound insulation and noise control measures including details of the adoption of suitable acoustic glazing specification and facade construction shall be submitted to the local Planning Authority and approved in writing.</p> <p>The sound insulation and noise control measures shall achieve the following internal noise targets:</p> <p>Bedrooms (23.00-07.00 hrs) 30 dB LAeq,8 hour and 45 dB Lmax (fast) Living Rooms (07.00-23.00 hrs) 35 dB LAeq, 16 hour Dining rooms (07.00 –23.00 hrs) 40 dB LAeq, 16 hour</p> |

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| | <p>The sound insulation and noise control measures shall be carried out strictly in accordance with the details so approved, shall be implemented prior to the first occupation of the relevant phase of the development hereby approved, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.</p> <p>The detailed specification and design of sound insulation and noise control measures will need to be managed alongside and aligned with measures to address overheating. In this regard, this condition and condition 27 (Overheating mitigation) shall be development in parallel and shall be determined alongside each other to prevent one unacceptably impacting the other.</p> <p>The development shall be carried out strictly in accordance with the details so approved and retained as such thereafter.</p> <p>REASON: In order to protect the amenity of future residential units to achieve an appropriate internal noise environment, protected from road traffic noise from Camden/ Parkhurst Road. These measures will ensure the amenity of future residential units accord with Development Management Policy DM2.1 and DM3.7 and London Plan Policy D14.</p> |
| 29 | Lighting (Details) |
| | <p>CONDITION: Details of any general / security lighting measures shall be submitted to and approved in writing by the Local Planning Authority prior to the superstructure works for each phase of the development commencing on site.</p> <p>The details shall:</p> <ul style="list-style-type: none"> - include the location and full specification of: all lamps; light levels/spill lamps and support structures where appropriate and hours of operation; - demonstrate how the ecology of the site would not be adversely affected by the proposed lighting. <p>The general lighting and security measures shall be carried out strictly in accordance with the details so approved, shall be installed prior to occupation of the development and shall be maintained as such thereafter.</p> <p>REASON: To ensure that any resulting general or security lighting is appropriately located, designed to not adversely impact neighbouring residential amenity nor those with visual impairments, contributes towards safety and security, does not adversely impact biodiversity or ecology and is appropriate to the overall design of the building.</p> |
| 30 | Refuse/Recycling Provided (Details) |
| | <p>CONDITION: Prior to the occupation of each phase of the development hereby approved, details of dedicated refuse / recycling enclosure(s) and collection arrangements shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The details approved shall be installed and operational prior to occupation of the relevant phase of the development hereby approved and shall be maintained as such thereafter.</p> |

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| | <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> |
| 31 | <p>Noise from Non Residential Uses (Compliance and Details)</p> <p>CONDITION: Prior to superstructure works commencing on site for Blocks B, C and D, full particulars and details of a scheme for sound insulation between non-residential and residential uses in blocks B, C & D of the building shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The sound insulation and noise control measures shall achieve the following internal noise targets:</p> <p>Bedrooms (23.00-07.00 hrs) 30 dB LAeq,8 hour and 45 dB Lmax (fast) Living Rooms (07.00-23.00 hrs) 35 dB LAeq, 16 hour Dining rooms (07.00 –23.00 hrs) 40 dB LAeq, 16 hour</p> <p>The sound insulation and noise control measures shall be carried out strictly in accordance with the details so approved, shall be implemented prior to the first occupation of the relevant Block hereby approved, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: To ensure that the amenity of residents is not adversely affected in accordance with Development Management policy DM2.1 and DM3.7, and London Plan Policy D14.</p> |
| 32 | <p>Noise to Balconies (Details)</p> <p>CONDITION: Details of how balconies facing Camden Road and Parkhurst Road in Blocks B and C as hereby approved, have been designed to maximise screening and absorption shall be submitted and approved in writing by the Local Planning Authority prior to superstructure works commencing on site.</p> <p>The balconies shall be built in accordance with details so approved, shall be implemented prior to first occupation and shall maintained as such thereafter.</p> <p>REASON: To ensure that the amenity of residents is not adversely affected in accordance with Development Management Policy DM2.1 and DM3.7, and London Plan Policy D14.</p> |
| 33 | <p>Plant Equipment – Noise (Compliance)</p> <p>CONDITION: The design and installation of new items of fixed plant shall be such that when operating the cumulative noise level LAeq Tr arising from the proposed plant, measured or predicted at 1m from the facade of the nearest noise sensitive premises, shall be a rating level of at least 5dB(A) below the background noise level LA F90 Tbg.</p> <p>The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 2014.</p> <p>REASON: In order to protect the amenity of future and existing residential properties from noise generated by the operation of plant equipment, in particular ASHP units located across the roofs of the development hereby approved. These measures are</p> |

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| | necessary to secure compliance with Development Management Policy DM2.1 and London Plan Policy D14. |
| 34 | Plant Equipment Noise Verification Report (Detail) |
| | <p>CONDITION: Prior to first occupation of the relevant block to which the plant equipment is located the application shall submit to and have in approved in writing by the Local Planning Authority, a report prepared by an appropriately experienced & competent person, to assess the noise from the mechanical plant to demonstrate compliance with condition 33.</p> <p>The report shall include site measurements of the plant in-situ.</p> <p>Any noise mitigation measures needed to secure compliance shall be installed prior to first occupation of the relevant block to which the plant is located and permanently retained thereafter.</p> <p>REASON: In order to protect the amenity of future and existing residential properties from noise generated by the operation of plant equipment, in particular ASHP units located across the roofs of the development hereby approved. These measures are necessary to secure compliance with Development Management Policy DM2.1 and London Plan Policy D14.</p> |
| 35 | Air Quality (Details) |
| | <p>CONDITION: The development shall achieve Air Quality Positive status as a minimum. Following completion of measures identified in the Air Quality Positive Statement a verification report, that confirms the measures implemented, must be produced which is subject to the approval in writing of the Local Planning Authority.</p> <p>REASON: To ensure that the development does not result in unacceptable impacts to air quality, in accordance with Development Management Policy DM6.1 and London Plan Policy S11.</p> |
| 36 | Accessible Housing (Details) |
| | <p>CONDITION: Notwithstanding the approved plans, 896 of the residential units hereby approved shall be constructed to Category 2 of the National Standard for Housing Design as set out in the Approved Document M 2015 'Accessible and adaptable dwellings' M4 (2) and 120 units shall be constructed to Category 3 of the National Standard for Housing Design as set out in the Approved Document M 2015 'Wheelchair user dwellings' M4 (3). The M4(3) 'Wheelchair use dwellings shall be provided as detailed below:</p> <ul style="list-style-type: none"> - 60 x 1 Bed Extra Care units shall be provided to Category M4(3)(2)(b) standards; - 1 x 1 bed, 10 x 2 bed, 14 x 3 bed and 4 x 4 bed social rented units shall be provided to Category M4(3)(2)(b) standards; and - 7 x 1 bed, 23 x 2 bed and 1 x 3 bed Shared Ownership and Market units shall be provided to Category M4(3)(2)(a) standards <p>Building Regulations Approved Plans and Decision Advice Notice, confirming that these requirements will be achieved, shall be submitted to and approved in writing by LPA prior to any superstructure works beginning on site. The Approved Plans to show furniture,</p> |

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| | <p>key dimensions and manoeuvring allowances, as set out in the provisions of the Approved Document M (Volume 1).</p> <p>The development shall be constructed strictly in accordance with the details so approved.</p> <p>REASON: To secure development that achieves the highest standards of accessible and inclusive design. In order to secure the provision of visitable and adaptable wheelchair accessible homes appropriate to meet diverse and changing needs in accordance with policy D3 of the London Plan and Development Management Policy</p> |
| 37 | Green/Brown Biodiversity Roofs (Details) |
| | <p>CONDITION: Notwithstanding the plans hereby approved, green/brown roofs shall be maximised across the development, including the existing buildings. Details shall be submitted to and approved in writing to the Local Planning Authority prior to superstructure works commencing on site, demonstrating the following:</p> <ul style="list-style-type: none"> a) how the extent of green/brown roof has been maximised b) that the green/brown roofs are biodiversity based with extensive substrate base (depth 120 -150mm); and c) planted/seeded with a mix of species within the first planting season following the practical completion of the building works (the seed mix shall be focused on wildflower planting, and shall contain no more than a maximum of 25% sedum). <p>The biodiversity (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be accessed for the purpose of essential maintenance or repair, or escape in case of emergency.</p> <p>The biodiversity roofs shall be installed strictly in accordance with the details as approved, shall be laid out within 3 months or the next available appropriate planting season after completion of the external development works / first occupation of each phase, and shall be maintained as such thereafter.</p> <p>REASON: In order to ensure the development maximises opportunities to help boost biodiversity and minimise water run-off.</p> |
| 38 | Inclusive Design (Compliance and Details) |
| | <p>CONDITION: All the inclusive design measures identified within the application submission shall be installed and operational prior to the first occupation of each phase of the development hereby approved.</p> <p>The inclusive design measures shall be retained as such in perpetuity.</p> <p>REASON: In order to facilitate and promote inclusive and sustainable communities.</p> |
| 39 | Servicing and Delivery Plan |
| | <p>CONDITION: A Final Delivery & Servicing Plan (DSP) 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 servicing area within Plot B will be designed to accommodate both refuse collection and delivery vehicles for commercial units.</p> |

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| | <p>Vehicles will access and exit the servicing bays in a forward gear, and reverse into the podium servicing bays within Plot A and B.</p> <p>The development shall be constructed and operated strictly in accordance with the details so approved, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: To ensure that the resulting servicing arrangements are satisfactory in terms of their impact on highway safety and the free-flow of traffic in accordance with policy T7 of the London Plan and Development Management Policies DM8.2 and DM8.6</p> |
| 40 | Bats (Compliance) |
| | <p>CONDITION: The construction and demolition of the hereby approved development shall be carried out strictly in accordance with the recommendations and mitigation/enhancement measures detailed within the Updated Bat Survey Report prepared by Penny Anderson Associate Ltd (dated October 2021) and shall be maintained as such thereafter. No change therefrom shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: To ensure that the presence of any bats on the site is appropriately accounted for, to ensure the demolition and development hereby approved does not cause harm to wildlife, habitats and valuable areas for biodiversity in accordance with policy G6 of the London Plan policy CS15 of the Islington Core Strategy 2011 and policy DM6.5 of Islington's Development Management Policies 2013.</p> |
| 41 | Bird / Bat Boxes & Insect Homes (Details) |
| | <p>CONDITION: Notwithstanding the details so approved, revised details of bird and bat boxes across all new buildings shall be submitted and approved in writing by the Local Planning Authority prior to superstructure works commencing for each phase of the development. The revised details shall include:</p> <ul style="list-style-type: none"> a) the addition of blue tit / great tit boxes; b) an increase in the number of integrated swift bricks which should be placed in groups of 3 <p>The details so approved shall be implemented prior to occupation of the development and shall be maintained as such in perpetuity.</p> <p>REASON: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with London Plan Policies GG2, D8, G6 and Development Management Policies DM2.1 and DM6.5.</p> |
| 42 | Wheelchair Accessible Parking (Compliance) |
| | <p>CONDITION: The thirty (30) wheelchair accessible parking bays hereby approved shall be constructed and available for use by eligible occupants of the wheelchair accessible units approved and existing blue badge holders within this development prior to the first occupation of the relevant phase of the development and shall be appropriately line-marked and thereafter kept available for their intended use at all times if and when required.</p> |

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| | <p>The wheelchair accessible parking spaces shall be installed prior to the occupation of the relevant phase of the development and retained as such permanently thereafter unless otherwise agreed in writing with the Local Planning Authority.</p> <p>REASON: To ensure that the design and construction of the disabled parking bays are appropriate and meet with the council's design criteria, furthermore that the new bays are designed to a suitable standard which ensures that they are eligible for adoption.</p> |
| 43 | Roof-Level Structures (Details and Compliance) |
| | <p>CONDITION: Details of any roof-level structures (including lift over-runs, flues/extracts and plant room) shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure work commencing on site. The details shall include a justification for the height and size of the roof-level structures, their location, height above roof level, specifications and cladding.</p> <p>The development shall be carried out strictly in accordance with the details so approved and no change therefrom shall take place without the prior written consent of the Local Planning Authority. No roof-level structures shall be installed other than those approved.</p> <p>REASON: In the interests of good design and also to ensure that the Local Planning Authority may be satisfied that any roof-level structures do not have a harmful impact on the surrounding streetscene or the character and appearance of the area in accordance with policies D4 the London Plan 2021 policies CS8 and CS9 of Islington's Core Strategy 2011, and policies DM2.1 and DM2.3 of Islington's Development Management Policies 2013.</p> |
| 44 | Fire Statement (Compliance) |
| | <p>CONDITION: The details and measures set out in the Fire Statement by FDS dated 15 November 2021 shall be implemented in accordance with the approved document, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Should any subsequent change(s) be required to secure compliance with the submitted Fire Safety Strategy, a revised Fire Statement would need to be submitted to and approved by the Local Planning Authority.</p> <p>The development shall be carried out in accordance with the Fire Safety Strategy under this condition and shall be maintained as such thereafter.</p> <p>REASON: To ensure that the development incorporates the necessary fire safety measures in accordance with the Mayor's London Plan Policy D12</p> |
| 45 | Solar PVs (Details and Compliance) |
| | <p>CONDITION: Prior to first occupation of the development hereby approved, details of the proposed Solar Photovoltaic Panels shall be submitted to and approved in writing by the Local Planning Authority. These submission shall demonstrate how Solar PVs have been maximised on site, and details shall include but not be limited to: location; area of panels; how the PV output has been maximised and design (including section drawings showing the angle of panels in-situ, and elevation plans).</p> <p>The solar photovoltaic panels as approved shall thereafter be installed prior to the first occupation of each of the buildings and retained as such permanently thereafter.</p> |

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| | <p>REASON: In the interests of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard of design.</p> |
| 46 | <p>Lifts (Compliance)</p> |
| | <p>CONDITION: All lifts hereby approved shall be installed and operational prior to the first occupation of each of the buildings hereby approved.</p> <p>REASON: To ensure that inclusive and accessible routes are provided throughout the floorspace at all floors and also accessible routes through the site are provided to ensure no one is excluded from full use and enjoyment of the site.</p> |
| 47 | <p>Secured by Design (Details and Compliance)</p> |
| | <p>CONDITION: Prior to the commencement of superstructure works of each phase of the development hereby approved, a full and detailed scheme for the Secure by Design award scheme accreditation or equivalent standard shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Metropolitan Police. 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 interests of safety and security.</p> |
| 48 | <p>Parking Design and Management Plan (Details)</p> |
| | <p>CONDITION: A final Parking Design and Management Plan shall be submitted to and approved by the Local Planning Authority prior to first occupation of the development.</p> <p>The operation and management of the development (onsite car and cycle parking) shall take place strictly in accordance with the approved Parking Design and Management Plan and shall be maintained as such thereafter.</p> <p>REASON: In the interest of traffic safety and traffic management and to support the car free nature of the development (except for residential wheelchair unit spaces) in accordance with London Plan policy T6, Islington Core Strategy Policy CS10 and the draft Islington Local Plan policy T3.</p> |
| 49 | <p>Tree Planting</p> |
| | <p>CONDITION: Prior to completion or first occupation of each phase of the development hereby approved, whichever is the sooner; full details of proposed tree planting shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>This will include planting and maintenance specifications, including cross-section drawings, use of guards or other protective measures and confirmation of location, species and sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times.</p> <p>Any trees that are found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of similar size and species in the first suitable planting season.</p> <p>REASON: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990 to safeguard and enhance the amenity of the area, to maximise the</p> |

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| | <p>quality and usability of open spaces within the development, and to enhance its setting within the immediate locality in accordance with Policy DM 2.3 and DM 6.5, policies G1, G5 and G7 of the London Plan, policies G1 and G4 of the emerging Local Plan.</p> |
| <p>50</p> | <p>Landscaping (Details)</p> |
| | <p>CONDITION: Notwithstanding the submitted details and the development hereby approved, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to superstructure works commencing on site. The submission shall include the following details:</p> <ul style="list-style-type: none"> a. phasing of landscaping and planting; b. scaled plan showing all existing vegetation and landscape features to be retained and trees and plants to be planted; c. an updated Access Statement detailing routes through the landscape and the facilities provided, inclusive of wifi provision; d. a biodiversity and ecological statement detailing how the landscaping scheme maximises biodiversity and ecological benefits; e. existing and proposed underground services and their relationship to both hard and soft landscaping; f. proposed trees: their location (inclusive of the three cherry trees to be relocated), species, size, section showing rooting area and uses within root protection areas; g. soft planting: including all planting areas, planters and all other grass and turf areas, shrub and herbaceous areas; h. topographical survey: including earthworks, ground finishes, top soiling with both conserved and imported topsoil(s), levels, drainage and fall in drain types; i. enclosures and boundary treatment: including types, dimensions and treatments of walls, fences, screen walls, barriers, rails, retaining walls and hedges; j. hard landscaping: kerbs, edges, steps, paving, play safety surfaces and furniture including bike racks, seating, planters, drinking fountains and outdoor gymnasium equipment; k. wayfinding and signage; l. all play equipment and structures; m. specifications for operations associated with plant establishment and maintenance that are compliant with best practise; and n. any other landscaping feature(s) forming part of the scheme. <p>There shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees unless agreed in writing by the Local Planning Authority.</p> <p>All landscaping in accordance with the approved scheme shall be completed / planted during the first planting season following practical completion of the relevant phase of the development hereby approved in accordance with the approved planting phase.</p> <p>All soft landscaping shall have a written five-year maintenance programme following planting. Any new tree(s) that die(s), are/is removed or become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased within five years of planting shall be replaced.</p> <p>The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.</p> |

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| | <p>REASON: Required to safeguard and enhance the character and amenity of the area, to provide ecological, environmental and bio-diversity benefits and to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality in accordance with Policy DM 2.3, DM 6.2, DM 6.5 and DM6.6, policies G1, G4, G5, G6 and G7 of the London Plan, policies G1, G2, G3, G4 and G5 of the emerging Local Plan.</p> |
| 51 | Arboricultural Site Supervision (Details) |
| | <p>CONDITION: The completed schedule of site supervision and monitoring of the arboricultural protection measures as approved in condition (5) shall be submitted for approval in writing by the Local Planning Authority within 28 days from completion of each of the relevant phases of the development hereby permitted.</p> <p>This condition may only be fully discharged on completion of the development, subject to satisfactory written evidence of compliance through contemporaneous supervision and monitoring of the tree protection throughout construction by a suitably qualified and pre-appointed tree specialist.</p> <p>REASON: In order to ensure compliance with the tree protection and arboricultural supervision details submitted under condition (insert condition(s)) pursuant to section 197 of the Town and Country Planning Act 1990 in accordance with Policy DM 2.3 and DM 6.5, policies G1, G5 and G7 of the London Plan, policies G1 and G4 of the emerging Local Plan.</p> |
| 52 | Habitat Management Plan (Details) |
| | <p>CONDITION: Prior to the occupation of each phase of the development hereby approved, inclusive of demolition, a Habitat Management Plan shall be submitted to and approved in Writing by the Local Planning Authority.</p> <p>REASON: To safeguard the bio-diversity and habitat enhancements of the development and ensure these are appropriately managed in accordance with London Plan policies G6 and D8, and Development Management Policies DM6.2, DM6.3 and DM6.5.</p> |
| 53 | Playspace Provision and Maintenance (Details) |
| | <p>CONDITION: Prior to the occupation of each phase of the development hereby approved, details of the on-site playspace provision shall be submitted to and approved in writing by the Local Planning Authority. The details submitted shall ensure sufficient playspace provision for each phase, with all age groups catered for on-site and include details of maintenance of play equipment. The total playspace provision for the development shall be 5,292 sqm.</p> <p>The details approved shall be installed and operational prior to occupation of the relevant phase of the development hereby approved and maintained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.</p> <p>REASON: In order to ensure that the development is provided with tenure blind, high quality, accessible play provision for all ages of at least 10sqm per child, in accordance with Policy S4 of the London Plan.</p> |
| 54 | Post Completion – Circular Economy Statement (Details) |

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| | <p>CONDITION: Within 3 months of practical completion of each phase of the development hereby approved, a post completion Circular Economy Statement report shall be submitted to the Local Planning Authority for approval in writing.</p> <p>REASON: To ensure that circular economy principles are incorporated in the design, construction and management of the approved development, including through minimising materials use and the sourcing and specification of materials; minimising and designing out waste at various stages; and by promoting re-usability, adaptability, flexibility and longevity. This is to secure compliance with London Plan Policy SI7.</p> |
| 55 | Urban Greening Factor (Compliance) |
| | <p>CONDITION: The development hereby permitted shall achieve an Urban Greening Factor of 0.42. Should there be any decrease in the Urban Greening Factor at the site, a report shall be submitted to an approved in writing by the Local Planning Authority prior to first occupation of the development hereby permitted which satisfactorily demonstrates why an Urban Greening Factor of 0.4 cannot be achieved. The report shall give consideration to additional planting, intensive or semi intensive green roofs, and consultation with residents regarding the addition of raingardens and planting.</p> <p>REASON: In the interest of biodiversity, sustainability and to ensure that green infrastructure is maximised on the site.</p> |

INFORMATIVES

List of Informatives:

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| 1 | <p>Planning Obligations Agreement</p> <p>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.</p> |
| 2 | <p>Community Infrastructure Levy (CIL)</p> <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 | <p>Superstructure</p> <p>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> |
| 4 | <p>Thames Water (Waste Comments)</p> <p>The proposed development is located within 15 metres of Thames Waters underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other</p> |

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| | <p>structures.https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB</p> |
| 5 | Thames Water |
| | <p>It is recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.</p> |
| 7 | Thames Water (Mains Water Pressure) |
| | <p>Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.</p> |
| 8 | Thames Water |
| | <p>It is advised that no construction should take place within 5m of the water main. Information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, should be discussed with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.</p> <p>Please read the Thames Water guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes</p> <p>Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk.</p> |
| 8 | Highways Requirements (1) |
| | <p>Compliance with sections 168 to 175 and of the Highways Act, 1980, relating to "Precautions to be taken in doing certain works in or near streets or highways". This relates, to scaffolding, hoarding and so on. All licenses can be acquired through streetworks@islington.gov.uk. All agreements relating to the above need to be in place prior to works commencing.</p> <p>Compliance with section 174 of the Highways Act, 1980 - "Precautions to be taken by persons executing works in streets." Should a company/individual request to work on the public highway a Section 50 license is required. Can be gained through streetworks@islington.gov.uk. Section 50 license must be agreed prior to any works commencing.</p> <p>Compliance with section 140A of the Highways Act, 1980 – "Builders skips: charge for occupation of highway. Licenses can be gained through streetworks@islington.gov.uk.</p> |

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| | <p>Compliance with sections 59 and 60 of the Highway Act, 1980 – “Recovery by highways authorities etc. of certain expenses incurred in maintaining highways”. Haulage route to be agreed with streetworks officer. Contact streetworks@islington.gov.uk.</p> |
| 9 | <p>Highways Requirements (2)</p> <p>Joint condition survey required between Islington Council Highways and interested parties before commencement of building works to catalogue condition of streets and drainage gullies. Contact highways.maintenance@islington.gov.uk Approval of highways required and copy of findings and condition survey document to be sent to planning case officer for development in question.</p> <p>Temporary crossover licenses to be acquired from streetworks@islington.gov.uk. Heavy duty vehicles will not be permitted to access the site unless a temporary heavy duty crossover is in place.</p> <p>Highways re-instatement costing to be provided to recover expenses incurred for damage to the public highway directly by the build in accordance with sections 131 and 133 of the Highways Act, 1980.</p> <p>Before works commence on the public highway planning applicant must provide Islington Council’s Highways Service with six month’s notice to meet the requirements of the Traffic Management Act, 2004.</p> <p>Development will ensure that all new statutory services are complete prior to footway and/or carriageway works commencing.</p> <p>Works to the public highway will not commence until hoarding around the development has been removed. This is in accordance with current Health and Safety initiatives within contractual agreements with Islington Council’s Highways contractors.</p> |
| 10 | <p>Highways Requirements (3)</p> <p>Alterations to road markings or parking layouts to be agreed with Islington Council Highways Service. Costs for the alterations of traffic management orders (TMO’s) to be borne by developer.</p> <p>All lighting works to be conducted by Islington Council Highways Lighting. Any proposed changes to lighting layout must meet the approval of Islington Council Highways Lighting. NOTE: All lighting works are to be undertaken by the PFI contractor not a nominee of the developer. Consideration should be taken to protect the existing lighting equipment within and around the development site. Any costs for repairing or replacing damaged equipment as a result of construction works will be the responsibility of the developer, remedial works will be implemented by Islington’s public lighting at cost to the developer. Contact streetlights@islington.gov.uk</p> <p>Any damage or blockages to drainage will be repaired at the cost of the developer. Works to be undertaken by Islington Council Highways Service. Section 100, Highways Act 1980.</p> <p>Water will not be permitted to flow onto the public highway in accordance with Section 163, Highways Act 1980 Public highway footway cross falls will not be permitted to drain water onto private land or private drainage.</p> |

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| 11 | Fire Brigade Requests |
| | <p>The requirements of B5 of Approved Document B must be met in relation to access and water supply whilst in construction phase and compliance with the Building Regulations and the Regulatory Reform (Fire Safety) Order 2005 once built and occupied.</p> <p>If the building is taken over 18m the Fire Brigade would expect a fire fighting shaft is provided. If approval is granted, it's advised that a building control submission is carried out as early as possible, to ensure any issues found around fire safety are addressed sufficiently and quickly.</p> <p>The Commissioner strongly recommends that sprinklers are considered for new developments and major alterations to existing premises, particularly where the proposals relate to schools and care homes. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life. The Commissioner's opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupier. Please note that it is our policy to regularly advise our elected Members about how many cases there have been where we have recommended sprinklers and what the outcomes of those recommendations were. These quarterly reports to our Members are public documents which are available on our website.</p> <p>The London Fire Brigade promotes the installation of sprinkler suppression systems, as there is clear evidence that they are effective in suppressing and extinguishing fires; they can help reduce the numbers of deaths and injuries from fire, and the risk to firefighters.</p> |
| 12 | Roller Shutters |
| | <p>The scheme hereby approved does not suggest the installation of external roller shutters to any entrances or ground floor glazed shopfronts. The applicant is advised that the council would consider the installation of external roller shutters to be a material alteration to the scheme and therefore constitute development. Should external roller shutters be proposed, a new planning application must be submitted for the council's formal consideration.</p> |
| 13 | Landscape |
| | <p>The following British Standards should be referred to when preparing details for the Landscaping of the site:</p> <ul style="list-style-type: none"> a. BS: 3882:2015 Specification for topsoil b. BS: 3936-1:1992 Nursery Stock - Part 1: Specification for trees and shrubs c. BS: 3998:2010 Tree work – Recommendations d. BS: 4428:1989 Code of practice for general landscaping operations (excluding hard surfaces) e. BS: 4043:1989 Recommendations for Transplanting root-balled trees |

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| | <p>f. BS: 5837 (2012) Trees in relation to demolition, design and construction - Recommendations</p> <p>g. BS: 7370-4:1993 Grounds maintenance part 4. Recommendations for maintenance of soft landscape (other than amenity turf).</p> <p>h. BS: 8545:2014 Trees: from nursery to independence in the landscape – Recommendations</p> <p>i. BS: 8601:2013 Specification for subsoil and requirements for use</p> |
| 14 | Tree Protection |
| | <p>The following British Standards should be referred to in preparing submission details for the Tree Protection Works:</p> <p>a. BS: 3998:2010 Tree work – Recommendations</p> <p>b. BS: 5837 (2012) Trees in relation to demolition, design and construction - Recommendations</p> |
| 15 | Tree Planting |
| | <p>The following British Standards should be referred to in preparing submission details for Tree Planting:</p> <p>a. BS: 3882:2015 Specification for topsoil</p> <p>b. BS: 3998:2010 Tree work – Recommendations</p> <p>c. BS: 3936-1:1992 Nursery Stock - Part 1: Specification for trees and shrubs</p> <p>d. BS: 4428:1989 Code of practice for general landscaping operations (excluding hard surfaces)</p> <p>e. BS: 4043:1989 Recommendations for Transplanting root-balled trees</p> <p>f. BS: 5837 (2012) Trees in relation to demolition, design and construction - Recommendations</p> <p>g. BS: 7370-4:1993 Grounds maintenance part 4. Recommendations for maintenance of soft landscape (other than amenity turf).</p> <p>h. BS: 8545:2014 Trees: from nursery to independence in the landscape - Recommendations</p> <p>i. BS: 8601:2013 Specification for subsoil and requirements for use</p> |
| 16 | GLA – Infrastructure Team |
| | <p>The applicant is advised to speak with the Mayor’s Infrastructure Coordination Service to support the planning and efficient devliery of infrastructure for the development.</p> |
| 17 | Sales and Marketing Suite |

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| The applicant is advised that planning consent will be required for a temporary sales and marketing suite. |
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APPENDIX 2 - RELEVANT POLICIES

National Guidance

- A.1. The National Planning Policy Framework (NPPF) 2021 seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF and the National Planning Practice Guidance (NPPG) are material considerations and have been considered as part of the assessment of these proposals.
- A.2. Guidance that supports the NPPF, but is not adopted as policy includes:
- The Planning Practice Guidance (2019)
 - Conserving and enhancing the historic environment
 - Conservation Principles (English Heritage, 2008)
 - Historic England Advice Note 2: Making Changes to Heritage Assets (2016)
 - Historic England GPA2: Managing Significance in Decision-Taking in the Historic Environment (2015)
 - Historic England GPA3: The Setting of Heritage Assets (2nd edition) (2017)

Development Plan

- A.3. The Development Plan is comprised of the London Plan 2021, Islington Core Strategy 2011 and Islington Development Management Policies 2013. The following policies of the Development Plan are considered relevant to this application:

The London Plan (2021) - Spatial Development Strategy for Greater London

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| Policy GG1 Building strong and inclusive communities Policy GG2 Making the best use of land Policy D1 London's form, character and capacity for growth Policy D3 Optimising site capacity through design-led approach Policy D4 Delivering Good Design Policy D5 Inclusive Design Policy D6 Housing quality & standards Policy D7 Accessible housing Policy D8 Public Realm Policy D10 Basement Development Policy D11 Fire safety Policy D13 Agent of Change Policy D14 Noise Policy H1 Increasing housing supply Policy H4 Delivering affordable housing Policy H7 Affordable housing tenure Policy H10 Housing size mix HC1 Heritage Conservation and Growth | Policy S1 Developing London's Social Infrastructure Policy G4 Open Space Policy G5 Urban Greening Policy G6 Biodiversity & access to nature Policy G7 Trees and Woodlands Policy SI2 Minimising greenhouse emissions Policy SI4 Managing heat risk Policy SI5 Water infrastructure Policy SI7 Reducing waste and supporting the circular economy Policy SI12 Flood risk management Policy SI13 Sustainable drainage Policy T2 Healthy Streets Policy T3 Transport capacity, connectivity and safeguarding Policy T4 Assessing and mitigating transport impacts Policy T5 Cycling Policy T6 Car parking Policy T7 Deliveries, servicing and construction |
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Islington Core Strategy (2011)

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| <p>Spatial Strategy Policy CS8 (Enhancing Islington's Character)</p> <p>Strategic Policies Policy CS9 (Protecting and Enhancing Islington's Built and Historic Environment) Policy CS10 (Sustainable Design) Policy CS11 (Waste) Policy CS12 (Meeting the Housing Challenge) Policy CS13 (Employment Spaces)</p> | <p>Policy CS14 (Retail and Services) Policy CS15 (Open Space and Green Infrastructure)</p> <p>Infrastructure and Implementation Policy CS18 (Delivery and Infrastructure) Policy CS19 (Health Impact Assessments) Policy CS20 (Partnership Working)</p> |
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Development Management Policies (2013)

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| <p>Policy DM2.1 (Design) Policy DM2.2 (Inclusive design) Policy DM2.3 (Heritage) Policy DM2.4 (Protected Views) Policy DM3.1 (Mix of housing sizes) Policy DM3.4 (Housing standards) Policy DM3.5 (Private outdoor space) Policy DM3.6 (Play space) Policy DM3.7 (Noise and Vibration) Policy DM4.12 (Social and strategic infrastructure and cultural facilities) Policy DM6.1 (Healthy development) Policy DM6.3 (Protecting Open Space) Policy DM6.5 (Landscaping, trees & biodiversity) Policy DM6.6 (Flood prevention)</p> | <p>Policy DM7.1 (Sustainable design & construction) Policy DM7.3 (Decentralised Energy Networks) Policy DM7.4 (Sustainable design standards) Policy DM7.5 (Heating and cooling) Policy DM8.2 (Managing transport impacts) Policy DM8.4 (Walking and cycling) Policy DM8.5 (Vehicle parking) Policy DM8.6 (Delivery and servicing for new developments) Policy DM9.1 (Infrastructure) Policy DM9.2 (Planning obligations)</p> |
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Supplementary Planning Guidance (SPG) / Document (SPD)

Islington SPD

Environmental Design (Oct 2012)
Inclusive Design (Feb 2014)
Inclusive Landscape Design (Jan 2010)
Planning Obligations (S106) (Dec 2016)
Urban Design Guide (Jan 2015)
Streetbook SPD (Oct 2012)
Holloway Prison Site SPD (2018)

Islington Conservation Design Guidelines

Hillmarton Conservation Area Design Guidelines 2002
Tufnell Park Conservation Area Design Guidelines 2002

London Plan

Accessible London: Achieving an Inclusive Environment SPG (adopted October 2014)
Planning for Equality and Diversity in London (October 2007)
Play and Informal Recreation (September 2012)
Housing (March 2016)
Social Infrastructure SPG (May 2015)
Character and Context SPG (adopted June 2014)
Sustainable Design and Construction SPG (adopted April 2014)

Draft Islington Local Plan 2020

- A.4. 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 in progress. As part of the examination consultation on pre-hearing modifications took place between is taking place from 19 March to and 9 May 2021. The Examination Hearings took place between 13 September 2021 and 1 October 2021.
- A.5. 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).
- A.6. Emerging policies relevant to this application are set out below and in Appendix 2:

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| Policy H1 Thriving Communities Policy H2 New and existing conventional housing Policy H3 Genuinely affordable housing Policy H4 Delivering high quality housing Policy H5 Private outdoor space Policy SC1 Social and Community Infrastructure Policy SC3 Health Impact Assessments G2 Protecting Open Space G4 Biodiversity, Landscaping and Trees G5 Green Roofs and Vertical Greening Policy S1 Delivering sustainable design Policy S2 Sustainable design and construction Policy S3 Sustainable design standards Policy S4 Minimising greenhouse emissions Policy S6 Managing Heat Risk Policy S6 Improving Air Quality Policy S7 Flood Risk Management | Policy S8 Flood risk management Policy S9 Integrated water management and sustainable design Policy T1 Enhancing the public realm and sustainable transport Policy T2 Sustainable transport choices Policy T3 Car-free development Policy T4 Public Realm Policy T5 Delivery, servicing and construction Policy DH1 Fostering innovation while protecting heritage Policy DH2 Heritage Assets Policy DH3 Building Heights Policy DH4 Basement Development Policy DH5 Agent of Change, noise and vibration Policy ST2 Waste Policy ST4 Water and wastewater infrastructure |
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Islington's Draft Local Plan (2019) Site Allocations Schedule:

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APPENDIX 3 - EIA REVIEW

APPENDIX 4 – DRP RESPONSE

