



PLANNING COMMITTEE REPORT

ADDENDUM

PLANNING COMMITTEE		
Date:	10 February 2022	NON-EXEMPT

Application Number	P2021/3273/FUL
Application Type	Full Planning Application, with Environmental Impact Assessment
Site Address	Site of the former HM Prison Holloway, Parkhurst Road, London N7 0NU
Proposal	Phased comprehensive redevelopment including demolition of existing structures; site preparation and enabling works; and the construction of 985 residential homes including 60 extra care homes (Use Class C3), a Women's Building (Use Class F.2) and flexible commercial floorspace (Use Class E) in buildings of up to 14 storeys in height; highways/access works; landscaping; pedestrian and cycle connection, publically accessible park; car (blue badge) and cycle parking; and other associated works.
Ward	St George's
Listed Building	No
Conservation Area	Within 50m of Tufnell Park Conservation Area Within 50m of Hillmarton Conservation Area
Development Plan Context	Designated Brownfield Site Holloway Prison Site (HPS) SPD Emerging Site Allocation NH7 (November 2018) Local view corridor from Archway Road (LV4) Local view form Archway Bridge (LV5) Not in a location identified as suitable for tall buildings (>30m) LL4 Local Landmark Camden Road New Church tower and Spire Within 100m of Strategic Road Network and Transport for London Road Network Major cycle route
Licensing Implications	None

Case Officer	Elizabeth Reynolds
Applicant	Peabody
Agent	Avison Young

1. RECOMMENDATION

For the reasons set out in Sections 22.1 - 22.26 of the report and in particular Section 22.26 the Planning Committee is asked to resolve to **GRANT** planning permission:

1. Subject to the conditions set out in Appendix 1 (Recommendation C) of this Addendum Report;
2. Conditional upon the prior completion of a Deed of Planning Obligation made under section 106 of the Town and Country Planning Act 1990 securing the heads of terms as set out in Appendix 1 (Recommendation B) of this Addendum Report;
3. Conditional upon a £2.9 million contribution to the fit out of the Women's Building being secured; and
4. Subject to any direction by the Mayor of London to refuse the application or for it to be called in for the determination by the Mayor of London

2. REASON FOR ADDENDA

- 2.1 This report provides an updated recommendation and updates to the Committee Report published on 2nd February 2022.

3. UPDATES TO COMMITTEE REPORT

Recommendation

- 3.1 The recommendation has been updated as detailed in paragraph 1 above and Appendix 1. In accordance with Article 5 of the Town and Country Planning (Mayor of London) Order 2008, the updated recommendation includes a requirement for the application to be referred to the Mayor of London.
- 3.2 Further updates to the report have been made to include: a) an update to the Committee in relation to the fit out costs of the women's building; b) correct errors and omissions within the report; and c) update the conclusions of the BPS viability appraisal. The Conditions have also been updated to reflect further negotiations with the applicants.

Overview

- 3.3 The text at paragraph 2.1.2 of the Committee Report is amended as follows:

The principle of the proposal, in delivering new residential accommodation including 60% as affordable Housing (split 70% social rent and 30% shared ownership), is considered acceptable. The re-provision of social infrastructure in the form of a women's building, secured at peppercorn rent in perpetuity with mechanisms in place within the s106 agreement and recommendation to secure funding for its fit out is also supported. The provision of commercial floor space fronting Camden/Parkhurst Road subject to certain restrictions to protect town centre viability and vitality is acceptable. The development provides landscaped open spaces that are accessible to the public and improves biodiversity. As such, in land use terms, the proposed development is considered to be acceptable in principle and is consistent with the aims and objectives of the NPPF as well as London Plan Policies GG2, GG4, S1 and H1, Islington Core Strategy Policies CS12, CS13, CS14 and CS15, Development Management Policies DM4.12, DM5.1, DM6.2 and emerging Local Plan Policies H1, H2, H3, H4, H5, H7 G3 and SC1.

Existing Context

- 3.4 The reference to '*Air Quality: Polluted routes*' at paragraph **3.1.9** of the Committee Report is deleted.

Proposed Scheme

- 3.5 In paragraph **4.1.1** and **4.1.2** of the Committee Report, the references to a '*women's centre*' is replaced with '*women's building*'.
- 3.6 In paragraph **4.1.2** of the Committee Report, the text '*description of the*' is deleted.
- 3.7 Paragraph **4.1.8** of the Committee Report is amended as follows:

Beginning in the north western corner of the site, adjacent to the Bakersfield Estate and rear of homes on Crayford Road, the first proposed building has two cores – A1 & A2. Core A1 contains 55 homes, all social rent and core A2 contains 52 homes, all shared ownership. The overall maximum building height is 9 storeys and 26.5m to the nearest ground level or 28.55m to the finished floor level of the lower ground floor apartment (where the land falls away), though the form of the building terraces down from the tallest section at the centre. The north west elevation overlooks a triangular shaped, publicly accessible, nature garden. Some homes on the lower and upper ground floors have private gardens that provide direct access from the public realm, in addition to access being provided through a communal corridor.

- 3.8 In paragraph **4.1.11** of the Committee Report, the references to the height of Block B4 as '*10 floors*' is deleted and replaced with '*9 storeys*' and the reference to the height of Block B5 as '*12 storeys*' is deleted and replaced with '*11 storeys*'.
- 3.9 Paragraph **4.1.13** of the Committee Report is amended as follows:

Block D comprises three cores linked to a shared residential entrance on the south west side of the building (along the internal street), and resident's facilities on the north east side of the building facing the park. Communal gardens are created between the cores at podium level. The three blocks comprise (including the lower ground level communal uses):

- D1 – 10 storeys, 70 homes comprising 52 market homes and 18 London Shared Ownership homes, roof terrace
- D2 – 9 storeys, 56 market tenure homes, roof terrace
- D3 – 8 storeys, 57 market tenure homes

Public Consultation

- 3.10 The following text is added after paragraph **6.3.12** of the Committee Report:

In addition to individual letters of objection, at the 09 December 2021 Council Meeting, there were 10 questions / comments regarding the proposed scheme from members of the public on topics including:

- Do homes facing Camden Road and Parkhurst Road need mechanical ventilation?
- Poor Quality of proposed housing
- Dual aspect homes
- Quality for children
- Tenure distribution

- Inadequate health, education and sport facilities for new residents
- Proposal at odds with Council's net zero policy
- Women's building – services, community benefit, women-only, financial sustainability
- Women's building – legacy of site, proposal does not reflect expectations within SPD

3.11 At paragraph **6.5.20** of the Committee Report, the term '*relending*' is deleted and replaced with '*ReLondon*'.

LAND USE – Overview

3.12 In paragraph **7.1.0** of the Committee Report, the reference to '*189 shared ownership homes*' is deleted and replaced with '*178 shared ownership homes*', which is consistent throughout the application.

3.13 In Paragraph **7.3.1** of the Committee Report the text '*despite this, London plan (2021), policy S1 (Developing London's social Infrastructure)*' is deleted

LAND USE - Community / Social Infrastructure

3.14 The text at paragraph **7.3.5** of the Committee Report is deleted as this matter is dealt with elsewhere in the report.

3.15 The text at paragraph **7.3.7 and 7.3.8** of the Committee Report is deleted and replaced with:

The proposals do not offer additional social infrastructure uses at the site over and above the Women's Building, however there is sufficient social infrastructure capacity in the vicinity of the site, but that those facilities would benefit from investment in order to better cater for the increased population that would arise from this development. In this regard, it is considered that Community Infrastructure Levy funds would be appropriate to direct to existing local community and social infrastructure facilities in the vicinity of the site. A total Community Infrastructure Levy (CIL) payment of £16,907,815.52 will be generated by the scheme, of which £13,622,376.72 will be for LB Islington to invest within the borough.

The proposals include a resident's lounge at the base of Block D, alongside the new public park. Access arrangements for this area will permit residents of all tenures to use the area (as set out in the draft S106 Heads of Terms, paragraphs 6.1, 6.2). While this is not social or community infrastructure available to the wider community, it does provide a community facility for future residents.

LAND USE - Other

3.16 The text within section **7.10** (paragraph **7.10.1** and **7.10.2**) of the Committee Report is deleted and replaced with:

Affordable Workspace

London Plan (2021) policy E3 'affordable workspace' outlines the need for supplying sufficient affordable business space to generate a wide range of economic and other opportunities, to ensure that London is a fairer, more inclusive and more equal city. The policy outlines that London Boroughs, in their Development Plans, should consider detailed affordable workspace policies in light of local evidence of need and viability.

Policy DM5.4 of the Islington Development Management Policies (2013) seeks to ensure an appropriate provision of affordable workspace and/or workspace suitable for occupation by micro and small enterprises within development proposals that are located within designated Employment Growth Areas and Town Centres.

Policy B4 of the draft Islington Local Plan requires developments proposing 1,000sqm or more office and/or research and development and/or a Sui Generis use akin to office/research to provide the maximum viable amount of affordable workspace. Major commercial development, not comprising the above noted uses, such as retail and hotels, may be required to provide affordable workspace and/or affordable retail space, subject to viability.

The proposal would introduce 1,822 square metres of employment floorspace to the site, in the form of flexible Use Class E floorspace spread across five areas within the site. However, Affordable Workspace would not be required under Development Management Policy DM5.4 or London Plan Policy E3 as the site is not within an designated Employment Growth Area or Town Centre.

The draft Local Plan affordable workspace Policy (Policy B4) can be considered to have limited weight at this stage given the number of objections received and modifications proposed. Given this, the limited size of the retail unit(s) and the uses proposed, the requirement for 10% affordable workspace would not apply under draft policy B4 as the proposal is not considered to meet the relevant threshold in relation to relevant business (and equivalent Sui Generis) floorspace. The lack of provision of affordable workspace within the Women's Building is considered below.

The Fit out of the Women's Building

3.17 Following paragraph **8.1.20** of the Committee Report the following text is inserted:

Provided that the following are secured: a) the relevant Heads of Terms to be included in the s106 agreement; b) a contribution of £2.9 million for the Cat B fit out costs of the building; and the relevant conditions in relation to the translocation of the cherry trees and the Heritage Plan, the proposals for the Women's Building are considered to comply with the relevant policies including London Plan SC1, Policy DM4.12, the Holloway Prison SPD and the emerging policies NH7, SP5 and SC1.

The s106 Heads of Terms require the Cat B fit out of the Women's Building with the cost being capped at £2.9 million (index linked). However, the applicants state that the scheme is unable to afford the fit out of the Women's Building for viability reasons. The updated BPS report on viability (dated 4 February 2022) confirms that the scheme is in deficit by £3,275,186 million.

The fit out of the Women's Building is considered necessary to comply with policy DM4.12, emerging policy SC1 and the Holloway Prison SPD.

The recommendations set out in this report therefore require that planning permission is only granted once the applicants confirm that the £2.9 million fit out costs have been secured.

The council wishes to secure both the 60% affordable housing and the fit out of the Women's Building. It is willing to consider funding the fit out of the Women's Building from the CIL payable on the site, subject to the necessary approvals. A formal decision confirming this payment would be required prior to planning permission being granted.

Social Infrastructure - General

- 3.18 The text within paragraph **8.1.122** to **8.1.126** of the Committee Report is deleted and replaced with:

Islington's existing and emerging Local Plans contain policies that strongly protect existing social and community infrastructure and promote or require the provision of new social infrastructure and cultural facilities associated with major new housing developments.

Existing Local Plan Policy DM4.12 A states that the council will not permit any net loss or reduction in social infrastructure unless a replacement facility is provided on site to meet the need of the local population, or that the specific use is proven to be no longer required on site. Emerging Local Plan policy SC1 D requires the protection of existing social and community infrastructure uses unless; an on-site replacement is provided, the use is no longer required on site, or that it represents part of a public sector estate rationalisation plan. Emerging Policy SC1 B goes further, stating that new and/or extended on-site provision of social and community infrastructure may be required to support new housing and mixed use developments to mitigate the impacts of the development on local services and meet the needs of occupiers.

Paragraph 4.26 of the Holloway Prison Site SPD states "In addition to the retention of some social infrastructure use associated with the sites historical use as a prison, it is also important to consider what social infrastructure uses will be required on the site in the future as part of its redevelopment." Consideration of social infrastructure on the site is dominated by discussion about the specialised facilities and services offered by the Women's Building. Policy S1 of the London Plan states that:

'Social infrastructure covers a range of services and facilities that meet local and strategic needs and contribute towards a good quality of life. It includes health provision, education, community, play, youth, recreation, sports, faith, and emergency facilities'.

In accordance with London Plan policy S3 (Education and childcare facilities), no education or childcare facilities are included within the proposal as there is already considered to be a sufficient supply of good quality education and childcare facilities in the local area. The council's Commissioning and Operations Manager for Learning & Schools has confirmed that additional child care facilities are not needed in this location, with sufficient capacity available locally for future residents'.

Regarding community, youth, recreation and faith facilities, the following are found locally:

- Islington Arts Factory (dance & music recording studios and community use);
- Hilldrop community Centre
- Goodinge Community Centre
- Williamson Street Community Centre
- Sobell Leisure Centre
- Market Road Football Pitches
- Beacon High School
- Chambers Road Open Space

The provision of health and play facilities are addressed elsewhere within this report.

An opportunity to provide additional social and community infrastructure might exist on Plot D, where a large section of the ground floor consists of extra resident facilities. Alternatively, one of the flexible class E units could be used for a social infrastructure uses such as a GP surgery, as covered by Class E(e) Provision of medical or health services.

Indoor sport, recreation or fitness uses (Use Class E(d)) would also be permitted. As the applicant has agreed to a restriction on crèche/nursery uses, these would not be a permitted use at the base of Block B.

Street Book

- 3.19 Paragraph **10.3.14** of the Committee Report is deleted and replaced with the following:

Five of the 15 buildings rise above 30m, with Block D2 exceeding 30ms only in relation to architectural parapet detailing and roof level overruns. The buildings that more fundamentally breach this height are located to the Camden/Parkhurst Road frontage.

Building Height/Scale

- 3.20 In paragraph **10.4.26** of the Committee Report, the reference to ‘*nine*’ buildings being over 30m in height is deleted and replaced with ‘*five*’ buildings being over 30m in height.

Green Infrastructure and Urban Greening Factor

- 3.21 In paragraph **11.2.2** of the Committee Report, the final three sentences of the paragraph stating the following are deleted:

‘No associated plan has been provided which shows where these landscape elements exist on the site. It is considered good practice to include a plan so that the location of the different uses can be viewed and checked. This can also be used to determine if opportunities have been missed for higher scoring surface cover types (i.e. more valuable from a green infrastructure perspective).’

- 3.22 In paragraph **11.2.4** of the Committee Report, the final sentence of the paragraph stating the following is deleted:

‘Submission of the plan showing UGF uses across will further exploration of whether yet more higher scoring land covers may be added to the proposal, without harming the other functions of the open spaces’

- 3.23 In paragraph **11.2.18** of the Committee Report, the text ‘*with*’ in bullet point six is deleted.

Safety and Security

- 3.24 The text within paragraph **12.1.8** to **12.1.11** of the Committee Report is deleted and replaced with:

Policy D12 of the London Plan states that in the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety. All major development proposals should be submitted with a Fire Statement, which is an independent fire strategy, produced by a third party, suitably qualified assessor. Such statements should contain: details of the building’s construction; means of escape for all building users; features that reduce the risk to life; access for fire service personnel and equipment; provision for fire appliances; and future modifications to the building.

In addition, new national guidance has been introduced to ensure the consideration of fire safety matters as they relate to land use planning are incorporated at the planning stage for schemes involving a relevant high-rise residential building.

The requirements apply to applications for planning permission made on or after 1 August 2021 and apply to buildings which contain two or more dwellings and meet the height

condition of 18m or more in height, or 7 or more storeys. The proposed development therefore falls into this category.

The applicant is therefore required to submit a Fire Statement to evidence that thinking on fire safety matters, as they relate to planning, (e.g. site layout, water supplies for firefighting purposes and access for fire appliances) has been incorporated into the planning application. This is known as Planning Gateway One. It is not intended that this acts as a replacement for Building Regulations which will need to be met in the same way at a later stage.

The applicant had submitted a Fire Statement as part of the application documents and this formed the basis of consultation with the HSE. The HSE raised significant concerns with this Fire Statement. A further Fire Statement was submitted to address the concerns raised. This detailed that where staircases descend to basement/lower ground levels, all staircases have been redesigned. Revised plan drawings indicate that stairs ascending to upper floors, and stairs descending to basements, will be separated from ground floor lobbies by fire doors. In addition, information was provided in relation to provision of fire-fighting shafts and corridors accessing the shafts; calculations for lengths of pipe-work; additional fire main inlets; location of fire escape corridors and windows; green roofs; commercial area fire escape route travel distances: smoke vents; fire service vehicle access and high reach fire appliance access.

On receipt of the amended and clarifying details, the HSE was content not to maintain its response of 'Serious concern' stating that the measures appear acceptable subject to later regulatory consideration and therefore a condition on fire safety is recommended.

London Plan Policy 7.3 Designing out Crime requires development proposals to take account of the principles set out in national guidance and Secured by Design best practice. Buildings and spaces should deter criminal opportunism and provide residents with an increased sense of security, without being intimidating or reliant on excessive management, for example they should not create a fortress like environment. Passive surveillance (or eyes on the street) is encouraged, including through active frontages (ground floor uses with a visually permeable elevation and a generous distribution of entrances). The proposal should demonstrate that it is safe and secure, meeting the relevant objectives within policy D11 of the London Plan (2021).

In accordance with London Plan policy D11 (Safety, security and resilience to emergency), at pre-application and application stages, the proposed development has been reviewed by the Metropolitan Police, Health and Safety Executive and LB Islington's Building Control service. Further measures to reduce and mitigate the risks set out within the London Risk Register and Designing Out Crime standards will be secured by condition.

The inclusion of commercial units at the ground floor level of Blocks B and C supports Standard 10 of the Housing SPG by providing active frontages facing publicly accessible space, in order to provide natural surveillance and activity.

Further security measures would be required to ensure that the safety of future residents, employees and visitors is protected. These include security entrance doors to all buildings, access control systems, security-rated glazing, post box details, bike and bin stores door details, appropriate CCTV and lighting. Recommended condition 46 requires details of these to be submitted and consulted upon with the Metropolitan Police to ensure they meet appropriate standards.

Daylight

3.25 Following paragraph 12.2.13 of the Committee Report the following text is inserted:

Daylight

Paragraph 3.90 of the emerging local plan says:

‘Levels of daylight and sunlight within new residential development, particularly within habitable rooms, can be integral to the enjoyment and comfort of a home, and are therefore a key factor in what constitutes a high quality home’.

In line with BRE guidance, the proposed development should achieve the following Average Daylight Factor (ADF) performance levels:

- 2% for kitchens;
- 1.5% for living rooms; and
- 1% for bedroom.

The Daylight and Sunlight Assessment submitted with the application explains that 2,886 habitable rooms across the scheme have been assessed. The technical assessment factored in the presence of balconies within the development.

Paragraph 12.13 of the Daylight and Sunlight Assessment says:

‘Overall, across all of the proposed buildings, 2,678 of the 2,886 habitable rooms tested(93%) will achieve the recommended ADF targets for their relevant room use, representing an excellent rate of compliance for an urban regeneration scheme of this scale. It is important to note that this performance is assessed against the more stringent 2% ADF target criteria for a combined living kitchen dining room (LKD)’.

It is then explained that if the LKDs were to be analysed against the recommended minimum ADF criteria for a living room (1.5% ADF), then the overall compliance increases to 96% (2,770 rooms out of the 2,886 tested), with 97% of LKDs meeting this living room standard. Included within the 96% of habitable rooms that meet ADF criteria, are 897 (31%) that will achieve an ADF of 3 to 7.71% better than the criteria.

Looking at daylight performance by block:

Building	Tenure	Total Rooms	Pass	Percent
A1-A2	Shared Ownership & Social Rent	325	299	92%
A3-A4	Social Rent & Market	404	377	93%
B1-B3	Social Rent & Market	447	394	88%
B4-B6	Social Rent, Market & Shared Ownership	433	401	93%
C1-C2	Social Rent	514	460	89%
D1-D3	Market	556	544	98%
E1	Social Rent	120	118	98%
E2	Market	87	85	98%

Further to ADF, No Sky Line (NSL) distribution testing has been undertaken to assess how the daylight areas permeate into habitable rooms at a working plane (desktop) height. There are no specific NSL targets for new developments, though BRE advice notes that living rooms and kitchens need more light than bedrooms. 70% of the habitable rooms tested will have daylight penetrating to in excess of 80% of the working plane, an excellent level given the urban context.

With respect to Annual Probable Sun Hours (APSH), across the scheme, 47% of habitable rooms will meet both annual and winter APSH targets.

Sun on Ground

Each of the communal open spaces at ground level satisfy the BRE assessment criteria for direct sunlight on 21st March. On the June 21st, time in sun analysis indicates the following performance:

- Block A / B communal podium garden – 94.3%
- Block B communal podium garden – 96.8%
- Block C1 & C2 terraces – 92.2 – 100%
- Block D podium courtyards 89.9 – 92.7% and roof terraces 100%
- Block E1 garden 92.5% and roof terrace 90.7%
- Block E2 garden 99.9%

The Landscape Architects, Architects and Daylight Consultants have worked collaboratively to ensure an appropriate planting strategy for the communal gardens.

Thermal Comfort

London Plan Policy D6 Part D states the design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space. London Plan Policy S14 Part B: Major development proposals should demonstrate through an energy strategy how they will reduce the potential for internal overheating and reliance on air conditioning systems in accordance with the following cooling hierarchy:

- reduce the amount of heat entering a building through orientation, shading, high albedo materials, fenestration, insulation and the provision of green infrastructure
- minimise internal heat generation through energy efficient design
- manage the heat within the building through exposed internal thermal mass and high ceilings
- provide passive ventilation
- provide mechanical ventilation
- provide active cooling systems

Both LBI DM Policy DM7.5 and LBI Draft Local Plan Policy S6 specifies a cooling hierarchy, starting with passive measures, noting use of technologies from lower levels of the hierarchy will not be supported unless evidence is provided to demonstrate that technologies from higher levels of the hierarchy cannot deliver sufficient heat control.

Supporting paragraph 6.88 to Draft Local Plan Policy S6 states “All major developments (including refurbishments) must demonstrate that overheating has been effectively addressed by meeting the standards in the latest CIBSE guidance on assessing and mitigating overheating risk in new developments. CIBSE TM 59 must be used for domestic developments”.

There is a fine balance within the design process to ensure that homes maximise opportunities for natural light, yet don't overheat. This process is explained in pages 135 – 137 of the DAS. The site layout, size of windows, position of balconies, incorporation of natural and mechanical ventilation, the specification of glazing and use of external blinds are all measures that can be used to reduce the risk of overheating.

It is estimated that only 75 units within the scheme (almost all of which are market tenure) require Mechanical Ventilation with Heat Recovery & Tempered Air to satisfy the CIBSE TM59 criteria. All other units either pass via passive measures, or require MVHR + Tempered Air due to acoustic reasons. Secured by condition, a full overheating assessment will be carried out at the detailed design stage – this could negate need for MVHR with tempered air for the 7.6% / 75 units that currently require it.

The full overheating assessment is unlikely to incorporate changes to the fenestration, as during the pre-application stage, the architects tested a reduction of window size by approximately 500mm from the 4th floor and above – reductions beyond this point were found to reduce daylight/sunlight performance.

MVHR units will be provided to each dwelling in order to supply adequate fresh air and good indoor air quality to occupants of the dwellings. The MVHR units provide a 'normal' (low level on all year round) and 'boost' (as required to purge smells or humidity).

The tempered air MVHR units, proposed to those dwellings which exceed the overheating criteria, will offer a level of cooling only when temperatures exceed a certain set point (e.g. 23°C).

From the analysis that was undertaken to understand the likely risk of overheating it is estimated that the likely time that a dwelling will be in exceedance of these temperatures would be a maximum of 60 hours throughout the year (an equivalent of 2.5 days). The anticipated power consumption associated with the tempered air is approximately 550W. Assuming the cost of electricity to be around 17.2p/kWh, the cost associated with the 60 hours of exceedance is anticipated to be approximately £5.60 for the entire year.

The carbon associated with this increased use in energy, using the SAP 10 Carbon Factor for electricity (0.233kg CO₂), is 7.7kg CO₂ with this number to reduce further due to the continued decarbonisation of the grid.

Housing – Conclusions

Through significant changes to the masterplan and design of buildings undertaken at pre-application stage, the proposal is now considered to offer high quality housing, that should contribute to a good quality of life for future residents, in accordance with policies D6, D8, and D9 of the London Plan (2021); Local Plan (2013) policies DM2.1 and DM3.4; and emerging Local Plan (2019) policies H4 and

Highways and Transportation

- 3.26 In paragraph 13.1.7 of the Committee Report, the reference to '20%' of parking spaces offering electric vehicle charging is deleted and replaced with '100%'. The text '*with passive provision on the remaining 80%*' is deleted.
- 3.27 Paragraph 13.1.11 of the Committee Report is deleted and replaced with the following:

The application is accompanied by a Transport Assessment which provides details of the existing highways network and transport infrastructure as well as the existing and proposed delivery / servicing arrangement, car parking, cycle parking and pedestrian movements. The application is also accompanied by an Active Travel Zone audit with recommendations for improvements to the highway network following the principles of Health Streets Indicators. The agreed Heads of Terms of the legal agreement, detailed at Appendix 1, secure a contribution of £500,000 towards improvements to London Bus services.

Sustainable Design Standards

3.28 In paragraph **14.2.1** of the Committee Report, the following text is deleted:

'but a condition is recommended to achieve an 'outstanding' rating for the non-residential elements'

3.29 In paragraph 14.2.2 of the Committee Report, the text '*excellent rating*' is added to the end of the paragraph.

Minimising Carbon Emissions

3.30 In paragraph **14.3.3** of the Committee Report, the figure of £1,581,000 stated for the offset contribution is deleted and replaced with £1,537,000.

Be Green

3.31 Paragraph **14.5.5** of the Committee Report is deleted and replaced with:

Solar PV arrays are also proposed for the development, with a total area of around 1500m² area. Following discussions during the determination period, the applicant agreed to upgrade the PV panels to 375W panels.

Water

3.32 Paragraph **14.7.3** of the Committee Report is deleted.

Equalities

3.33 Section **17** (paragraphs **17.1.1** to **17.1.3**) of the Committee Report is moved to after paragraph 20.1.50.

Affordable Housing & Development Viability

3.34 It should be noted that the £4.73 million figure quoted for the deficit of the scheme in paragraphs **19.1.81**, **19.1.85** and **19.1.92** of the Committee Report does not include the Category B fit out costs of the Women's building within the Benchmark Land Value. Inclusion of these costs, at £2.9 million reduce the scheme deficit to £3,375,186.

Environmental Statement

3.35 In paragraph **20.1.4** of the Committee Report, the '*13 May 2020*' date of the request for the scoping opinion is deleted and replaced with '*7 May 2020*'.

3.36 In paragraph **20.1.8** of the Committee Report, the following bullet point is added:

- Health and Wellbeing is included within Appendix 5.2 of the ES

3.37 In paragraph **20.1.18** of the Committee Report, the following bullet point is added:

- Housing Delivery

3.38 Immediately following paragraph **20.1.50** of the Committee Report, the following text is added:

The Human Rights Act 1998 incorporates the key articles of the European Convention on Human Rights into domestic law. These include:

- Article 1 of the First Protocol: Protection of property. Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law.
- Article 14: Prohibition of discrimination. The enjoyment of the rights and freedoms set forth in this Convention shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth, or other status.

Members of the Planning Committee must be aware of the rights contained in the Convention (particularly those set out above) when making any Planning decisions. However, most Convention rights are not absolute and set out circumstances when an interference with a person's rights is permitted. Any interference with any of the rights contained in the Convention must be sanctioned by law and be aimed at pursuing a legitimate aim and must go no further than is necessary and be proportionate.

The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. The Committee must be mindful of this duty inter alia when determining all planning applications. In particular, the Committee must pay due regard to the need to: (1) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act; (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and Page 105 (3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it

Assessment of Benefits

3.39 In paragraph **22.22** of the Committee Report, the reference to a compliant scheme including '*900 new homes including 318 homes for social rent*' is deleted and replaced with '*911 new homes including 319 homes for social rent*'

3.40 In paragraph **22.23** of the Committee Report, the figure of '*11,489sqm*' of active frontage to Parkhurst Road is deleted and replaced with '*1,489 sqm*'.

Updates to Conditions at Appendix 1

3.41 Recommended Condition 20 (Balcony Screening) has been added to the recommended conditions in Appendix 1. This requires details of balcony screens to be submitted to ensure overlooking of the women's building garden is limited and ensure an appropriate design.

- 3.42 Recommended Condition 20 (Grey Rain/Water Harvesting) has been deleted. This is due to such measures having previously been investigated and found not to be feasible.
- 3.43 Recommended Condition 29 (Lighting Strategy) in Appendix 1 of the publish Committee Report is proposed to be deleted and Condition 49 (Landscaping) updated to include this requirement. The proposed lighting strategy will be integral to the proposed landscaping strategy and therefore the requirement for lighting details has been added to this condition.
- 3.44 Further amendments have been made to the conditions in Appendix 1 to address the phasing of the development.

Update to Appendix 2

- 3.45 Appendix 2 has been updated to include references to all the relevant policies.

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

That the Committee resolve to GRANT planning permission subject to any direction by The Mayor to refuse the application or for it to be called in for determination by the Mayor of London. Therefore, following the Council's resolution to determine the application, the application shall then be referred to the Mayor of London in accordance with Article 5 of the Town and Country Planning (Mayor of London) Order 2008 – allowing him 14 days to decide whether to:

- a. allow the draft decision to proceed unchanged; or
- b. direct the Council under Article 6 to refuse the application; or
- c. issue a direction under Article 7 that he is to act as the Local Planning Authority for the purpose of determining the application.

RECOMMENDATION B (Unchanged from Committee Report published 2nd February 2022)

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.
- 5.10 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, 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 the heads of terms as set out in this report to Committee.

RECOMMENDATION C

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

List of Conditions:

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>																																																																																												
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> </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
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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
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
Plot E - Proposed Ground Floor	17105_5_(00)_P100	P01
Plot E - Proposed First Floor	17105_5_(00)_P101	P01
Plot E - Proposed Second Floor	17105_5_(00)_P102	P01
Plot E - Proposed Third Floor	17105_5_(00)_P103	P01
Plot E - Proposed Fourth Floor	17105_5_(00)_P104	P01
Plot E - Proposed Fifth Floor	17105_5_(00)_P105	P01
Plot E - Proposed Sixth Floor	17105_5_(00)_P106	P01
Plot E - Proposed Roof Plan	17105_5_(00)_P115	P01

Plot E Proposed Wheelchair Flat Layouts - First floor to Fifth Floor 01	17105_5_(00)_P154	P01
Plot E Proposed Wheelchair Flat Layouts - First floor to Fifth Floor 02	17105_5_(00)_P155	P01
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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)_P200	P01
Plot E Building E2 Proposed Northeast Elevation - External	17105_5_(00)_P201	P01
Plot E Building E1 and E2 Proposed Northwest Elevation - External	17105_5_(00)_P202	P01
Plot E Building E1 Proposed Southwest Elevation - External	17105_5_(00)_P203	P01
Plot E Building E1 Proposed Northeast Elevation - External	17105_5_(00)_P204	P01
Plot E Building E2 Proposed Southwest Elevation - External	17105_5_(00)_P205	P01
Plot E Building E1 Proposed Section AA	17105_5_(00)_P300	P01
Plot E Building E1 and E2 Proposed Section BB	17105_5_(00)_P301	P01
Plot E Building E2 Proposed Section CC	17105_5_(00)_P302	P01
Plot E Building E1 Proposed Section DD	17105_5_(00)_P303	P01
Plot E Building E2 Proposed Bay Elevation Southeast	17105_5_(00)_P400	P01
Plot E Building E1 Proposed Bay Elevation Southeast	17105_5_(00)_P401	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
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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
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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.

3 Phasing Plan (Compliance)

CONDITION: The development shall be carried out strictly in accordance with the Phasing Plan: Demolition Phase 17105_0_(01)_P150 Rev P01 and Phasing Plan: Construction Phases 17105_0_(01)_P151 Rev P01, unless otherwise agreed in writing by the Local Planning Authority

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

4 Construction Environmental Management Plan (Details)

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 the development including any demolition. This condition may be submitted in full or phase by phase.

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 mitigating any identified impacts. The details must refer to the new London Borough of Islington Code of Practice for Construction Sites.

Details shall include:

- 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.

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

	<p>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 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> <ol 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; 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</p>

	London Plan, policies G1 and G4 of the emerging Local Plan and pursuant to section 197 of the Town and Country Planning Act 1990.
6	Arboricultural Site Supervision (Details)
	<p>CONDITION: Prior to the commencement 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 the demolition phase (Phase 0) an Updated Whole Life Carbon Assessment for that phase shall be submitted to and approved in writing by the Local Planning Authority. Prior to commencement of sub-structure works for each subsequent phase of development, an Updated Whole Life Carbon Assessment for that phase shall be submitted to and approved in writing by the Local Planning Authority. The updated assessments 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</p>

	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.
8	Heritage Plan (Details)
	<p>CONDITION: Prior to the commencement of development, the following shall be submitted to and approved in writing by the Local Planning Authority:</p> <ol style="list-style-type: none"> 1) the ‘Representing the Heritage of Holloway Prison’ document (setting out the history and legacy of Holloway Prison and recommendations for the Heritage Plan/s) 2) a Strategy which includes the following detail: <ul style="list-style-type: none"> - Whether the Heritage Plan will be prepared and submitted on phase by phase basis or site wide - How those with lived experience of the criminal justice system at Holloway Prison and other relevant interested parties will be consulted and engaged in the preparation of the Heritage Plan/s <p>Timescales for the preparation of the Heritage Plan/s and for submission of the Plan/s to the Local Planning Authority</p> <p>The Heritage Plan/s shall be prepared in accordance with the approved Strategy and submitted to and approved in writing by the Local Planning Authority prior to commencement of superstructure works of the relevant phase, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>The Heritage Plan/s shall detail how the recommendations within the approved ‘Representing the Heritage of Holloway Prison’ document will be implemented.</p> <p>The Heritage Plan/s 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 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	Land Contamination (Compliance and Details)
	<p>CONDITION: The measures identified in the approved Remediation Strategy, prepared by Waterman Infrastructure and 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 sub-structure works of Phase 1 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>
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 within the relevant phase, a verification report that demonstrates the effectiveness of the remediation carried out for each relevant phase, 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	Materials and Samples (Compliance and Details)
	<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 superstructure works commencing for each relevant phase. 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; and f. 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> <p>REASON: In the interest of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard</p>
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> <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> E(c)(i) Financial services, E(c)(ii) Professional services (other than health or medical services), or E(c)(iii) Other appropriate services in a commercial, business or service locality E(d) Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink,)

	<p>E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)</p> <p>E(g) Uses which can be carried out in a residential area without detriment to its amenity:</p> <p>E(g)(i) Offices to carry out any operational or administrative functions,</p> <p>E(g)(ii) Research and development of products or processes</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> <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	Restriction on Quantum of Retail Floorspace (Compliance)
	<p>CONDITION: Notwithstanding the drawings and documents hereby approved, the total convenience 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 retail 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	Restriction of Café Floorspace (Compliance)
	<p>CONDITION: Notwithstanding the drawings and documents hereby approved, with the exception of the womens building, 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> <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>
17	<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(c) – Provision of E(c)(i) Financial services, E(c)(ii) Professional services (other than health or medical services), or E(c)(iii) Other appropriate services in a commercial, business or service locality</u> 7am – 10pm Monday to Saturday 7am – 8pm 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 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, or E(g)(ii) Research and development of products or processes</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>
18	Piling Method Statement (Details)
	<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> <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	Water Supply (Details)
	<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	Privacy Screens (Details)
	<p>CONDITION: Notwithstanding the hereby approved plans, prior to the first residential occupation of Blocks C1 and C2, details of balcony screening to inward facing private amenity spaces shall be submitted to and approved in writing by the Local Planning Authority. The screening shall be designed to minimise overlooking of the women's building garden.</p> <p>The details approved shall be installed prior to the first occupation of these blocks and shall be maintained as such thereafter.</p> <p>REASON: In the interest of safety and security and in order to protect the amenity of site users of the women's building garden</p>
21	Sustainable Urban Drainage (Details)
	<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</p>

	<p>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>
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</p>

	<p>than “Excellent”, 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> <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 phase full details of 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 may 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>Each phase 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 – Residential 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 for the residential units 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> <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 developed 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	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> <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>
30	Noise from Non Residential Uses (Compliance and Details)
	<p>CONDITION: Prior to superstructure works commencing on site for Plots B, C and D, full particulars and details of a scheme for sound insulation between non-residential and residential uses in Plots B, C & D 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 non-residential uses in the relevant Plot 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>
31	Noise to Balconies (Details)
	<p>CONDITION: Details of how balconies facing Camden Road and Parkhurst Road in Plots 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 to those relevant Plots.</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>
32	Plant Equipment – Noise (Compliance)
	<p>CONDITION: The design and installation of new items of fixed plant shall be such that when operating the cumulative noise level $L_{Aeq, Tr}$ 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 $L_{AF90, Tbg}$.</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 necessary to secure compliance with Development Management Policy DM2.1 and London Plan Policy D14.</p>
33	Plant Equipment Noise Verification Report (Detail)
	<p>CONDITION: Prior to first occupation of the relevant phase 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 insitu.</p> <p>Any noise mitigation measures needed to secure compliance shall be installed prior to first occupation of the relevant phase 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</p>

	necessary to secure compliance with Development Management Policy DM2.1 and London Plan Policy D14.
34	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 within the Environmental 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>
35	Accessible Housing (Details)
	<p>CONDITION: Notwithstanding the approved plans, 865 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 - 4 x 1 bed and 7 x 2 bed Shared Ownership units shall be provided to Category M4(3)(2)(a) standards; and - 3 x 1 bed, 16 x 2 bed and 1 x 3 bed 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 for each relevant phase of the development. The Approved Plans to show furniture, 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>
36	Green/Brown Biodiversity Roofs (Details)
	<p>CONDITION: Notwithstanding the plans hereby approved, green/brown roofs shall be maximised across the development,. Details shall be submitted to and approved in writing to the Local Planning Authority prior to superstructure works commencing on site for each relevant phase of the development, 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 80 -150mm); and

	<p>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> <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>
37	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 relevant phase of the development hereby approved.</p> <p>Further details on the following points shall be submitted to an approved in writing by the Local Planning Authority prior to superstructure works commencing for each phase of the development:</p> <ul style="list-style-type: none"> - Final Levels <p>The inclusive design measures 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: In order to facilitate and promote inclusive and sustainable communities.</p>
38	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> <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>
39	Bats (Compliance)
	<p>CONDITION: The construction and demolition of the hereby approved development shall be carried out strictly in accordance with the recommendations and</p>

	<p>mitigation/enhancement measures detailed within the Updated Bat Survey Report prepared by Penny Anderson Associate Ltd (dated October 2021), within the Environmental Statement, 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>
40	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> <p style="padding-left: 40px;">a) the addition of 7 blue tit / great tit boxes;</p> <p>The details so approved shall be implemented prior to occupation of the relevant phase of 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>
41	Wheelchair Accessible Parking (Compliance)
	<p>CONDITION: The 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> <p>All thirty (30) wheelchair accessible parking bays shall be available prior to occupation of the final phase of development.</p> <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>
42	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 for each relevant phase of the development. 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>
43	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>
44	Solar PVs (Details and Compliance)
	<p>CONDITION: Prior to first occupation of the relevant phase 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> <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>
45	Lifts (Compliance)
	<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>
46	Safety and Security (Details)
	<p>CONDITION: Prior to the occupation of each phase of development hereby approved, full details of the following security design measures shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Metropolitan Police.</p>

	<p>The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <ul style="list-style-type: none"> a) Bin stores and bicycle stores doors b) CCTV. c) Communal door sets d) Access control system e) Residential flat doors f) Ground floor and accessible windows. g) Post boxes. <p>REASON: In the interests of safety and security.</p>
47	Parking Design and Management Plan (Details)
	<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>
48	Tree Planting
	<p>CONDITION: Prior to completion of each phase of the development hereby approved, 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 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>
49	Landscaping (Details)
	<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 landscaping works commencing on site for each relevant phase of the development. 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;
- n. Details of any general / security lighting measures. The details shall include the location and full specification of: all lamps; light levels/spill lamps and support structures where appropriate and hours of operation; and demonstrate how the ecology of the site would not be adversely affected by the proposed lighting;
- o. Details of any rain water harvesting; and
- p. any other landscaping feature(s) forming part of the scheme.

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.

All landscaping in accordance with the approved scheme shall be completed / planted during the first planting season following practical completion of the relevant phase of the development hereby approved in accordance with the approved planting phase.

The 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.

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.

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.

REASON: Required to safeguard and enhance the character and amenity of the area, to provide ecological, environmental and bio-diversity benefits, to maximise the quality and usability of open spaces within the development, to enhance its setting within the immediate locality and to ensure that any general or security lighting is appropriately

	located and designed to not adversely impact residential amenity nor those with visual impairments and to contribute towards safety and security in accordance with Policy DM 2.3, DM 6.2, DM 6.5 and DM6.6, policies D8, D9, G1, G4, G5, G6 and G7 of the London Plan, policies T4, G1, G2, G3, G4 and G5 of the Islington draft Local Plan.
50	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>
51	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>
52	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>
53	Post Completion – Circular Economy Statement (Details)
	<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</p>

	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.
54	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 below 0.4, 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:

1	Planning Obligations Agreement
	<p>SECTION 106 AGREEMENT</p> <p>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	Community Infrastructure Levy (CIL)
	<p>Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the London Borough of Islington Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). These charges will be calculated in accordance with the London Borough of Islington CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. One of the development parties must now assume liability to pay CIL by submitting an Assumption of Liability Notice to the Council at cil@islington.gov.uk. The Council will then issue a Liability Notice setting out the amount of CIL payable on commencement of the development.</p> <p>Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed and the development will not benefit from the 60-day payment window.</p> <p>Further information and all CIL forms are available on the Planning Portal at www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil and the Islington Council website at www.islington.gov.uk/cilinfo. Guidance on the Community Infrastructure Levy can be found on the National Planning Practice Guidance website at http://planningguidance.planningportal.gov.uk/blog/guidance/community-infrastructure-levy/</p>
3	Superstructure
	<p>DEFINITION OF 'SUPERSTRUCTURE' AND 'PRACTICAL COMPLETION'</p> <p>A number of conditions attached to this permission have the time restrictions 'prior to superstructure works commencing on site' and/or 'following practical completion'. The</p>

	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.
4	Thames Water (Waste Comments)
	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 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
5	Thames Water
	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.
6	Thames Water (Mains Water Pressure)
	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.
7	Thames Water
	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. 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 Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk .
8	Highways Requirements (1)
	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>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> <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	Highways Requirements (2)
	<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	Highways Requirements (3)
	<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>
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)

	<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>
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
	The applicant is advised to speak with the Mayor’s Infrastructure Coordination Service to support the planning and efficient delivery of infrastructure for the development.
17	Sales and Marketing Suite

	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

Relevant Statutory Duties & Development Plan Consideration & Policies

Islington Council Planning Committee, in determining the planning application has the following main statutory duties to perform:

- To have regard to the provisions of the development plan, so far as material to the application and to any other material considerations (Section 70 Town & Country Planning Act 1990);
- To determine the application in accordance with the development plan unless other material considerations indicate otherwise (Section 38(6) of the Planning and Compulsory Purchase Act 2004) (Note: that the relevant Development Plan is the London Plan and Islington's Local Plan, including adopted Supplementary Planning Guidance.)
- As the development affects the setting of listed buildings, Islington Council (Planning Committee) is required to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (S66 (1) Planning (Listed Buildings and Conservation Areas) Act 1990);
- The aim of Environmental Impact Assessment is to protect the environment by ensuring that a local planning authority when deciding whether to grant planning permission for a project, which is likely to have significant effects on the environment, does so in the full knowledge of the likely significant effects on the environment, and takes this into account in the decision making process. This application is subject to an Environmental Statement. In making its decision on this application, the Committee must therefore take account of the Environmental Statement and any comments that were made on it during the consultation process. The Committee must also consider any mitigation measures put in place to protect the environment.
- As the development is within or adjacent to a conservation area(s), the Council also has a statutory duty in that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area (s72(1)).

National Planning Policy Framework (NPPF) 2019, Paragraph 11 states: "at the heart of the NPPF is a presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision-taking. For decision-taking this means: approving development proposals that accord with the development plan without delay..."

At paragraph 8 the NPPF states: "that sustainable development has an economic, social and environmental role".

Further, the NPPF states that sustainable development has an economic, social and environmental role; "these objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area."

Since March 2014 Planning Practice Guidance for England has been published online.

In considering the planning application account has to be taken of the statutory and policy framework, the documentation accompanying the application, and views of both statutory and non-statutory consultees.

The Human Rights Act 1998 incorporates the key articles of the European Convention on Human Rights into domestic law. These include:

- Article 1 of the First Protocol: Protection of property. Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law.
- Article 14: Prohibition of discrimination. The enjoyment of the rights and freedoms set forth in this Convention shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth, or other status.

Members of the Planning Committee must be aware of the rights contained in the Convention (particularly those set out above) when making any Planning decisions. However, most Convention rights are not absolute and set out circumstances when an interference with a person's rights is permitted. Any interference with any of the rights contained in the Convention must be sanctioned by law and be aimed at pursuing a legitimate aim and must go no further than is necessary and be proportionate.

The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. The Committee must be mindful of this duty *inter alia* when determining all planning applications. In particular, the Committee must pay due regard to the need to: (1) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act; (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and (3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

National Guidance

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.

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

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

Policy GG1 Building strong and inclusive communities	Policy S1 Developing London's Social Infrastructure
Policy GG2 Making the best use of land	Policy S3 Education & childcare facilities
Policy GG3 Creating a healthy city	Policy S4 Play and informal recreation
Policy GG4 Delivering the homes Londoners need	Policy G1 Green infrastructure
Policy D1 London's form, character and capacity for growth	Policy G4 Open Space
Policy D2 Infrastructure requirements for sustainable densities	Policy G5 Urban Greening
Policy D3 Optimising site capacity through design-led approach	Policy G6 Biodiversity & access to nature
Policy D4 Delivering Good Design	Policy G7 Trees and Woodlands
Policy D5 Inclusive Design	Policy G8 Food growing
Policy D6 Housing quality & standards	Policy SI1 Improving air quality
Policy D7 Accessible housing	Policy SI2 Minimising greenhouse emissions
Policy D8 Public Realm	Policy SI4 Managing heat risk
Policy D9 Tall buildings	Policy SI5 Water infrastructure
Policy D10 Basement Development	Policy SI7 Reducing waste and supporting the circular economy
Policy D11 Safety, security and resilience to emergency	Policy SI12 Flood risk management
D12 Fire safety	Policy SI13 Sustainable drainage
Policy D13 Agent of Change	Policy T1 Strategic approach to transport
Policy D14 Noise	Policy T2 Healthy Streets
Policy H1 Increasing housing supply	Policy T3 Transport capacity, connectivity and safeguarding
Policy H4 Delivering affordable housing	Policy T4 Assessing and mitigating transport impacts
Policy H5 Theshold approach to applications	Policy T5 Cycling
Policy H6 Affordable housing tenure	Policy T6 Car parking
Policy H7 Affordable housing tenure	Policy T7 Deliveries, servicing and construction
Policy H10 Housing size mix	
Policy HC1 Heritage Conservation and Growth	

Islington Core Strategy (2011)

Spatial Strategy

Policy CS8 (Enhancing Islington's Character)

Strategic Policies

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

Policy CS10 (Sustainable Design)

Policy CS11 (Waste)

Policy CS12 (Meeting the Housing Challenge)

Policy CS13 (Employment Spaces)

Policy CS14 (Retail and Services)

Policy CS15 (Open Space and Green Infrastructure)

Infrastructure and Implementation

Policy CS18 (Delivery and Infrastructure)

Policy CS19 (Health Impact Assessments)

Policy CS20 (Partnership Working)

Development Management Policies (2013)

Policy DM2.1 (Design)

Policy DM2.2 (Inclusive design)

Policy DM2.3 (Heritage)

Policy DM2.4 (Protected Views)

Policy DM2.5 Landmarks

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 DM4.3 Location and concentration of uses

Policy DM4.4 Promoting Islington's town centres

Policy DM4.12 (Social and strategic infrastructure and cultural facilities)

Policy DM5.1 New business floorspace

Policy DM5.4 Size and affordability of workspace

Policy DM6.1 (Healthy development)

Policy DM6.2 New and improved public open spaces

Policy DM6.3 (Protecting Open Space)

Policy DM6.5 (Landscaping, trees & biodiversity)

Policy DM6.6 (Flood prevention)

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 DM8.1 Movement hierarchy

Policy DM8.2 (Managing transport impacts)

Policy DM8.3 Public transport

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)

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)

London Plan

Accessible London: Achieving an Inclusive Environment SPG (adopted October 2014)

Planning for Equality and Diversity in London (October 2007)

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

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

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 19 March to and 9 May 2021. The Examination Hearings took place between 13 September 2021 and 1 October 2021.

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).

Emerging policies relevant to this application are set out below and in Appendix 2:

Policy PLAN1 Site appraisal, design principles and process
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 H7 Meeting the needs of vulnerable older people
Policy SC1 Social and Community Infrastructure
Policy SC3 Health Impact Assessments
Policy G1 Green infrastructure
Policy G2 Protecting Open Space
Policy G3 New public open space

Policy S8 Flood risk management
Policy S9 Integrated water management and sustainable design
Policy SP5 Nag's Head and Holloway
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 G4 Biodiversity, Landscaping and Trees

Policy G5 Green Roofs and Vertical Greening

Policy R1 Retail, leisure and services, culture and visitor accommodation

Policy R3 Islington town centres

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 ST2 Waste

Policy ST4 Water and wastewater infrastructure

Islington's Draft Local Plan (2019) Site Allocations Schedule:

- Site Allocation NH7: Holloway Prison, Parkhurst Road