

PLANNING COMMITTEE REPORT

Development Management Service
Planning and Development Division
Community Wealth Building



PLANNING SUB-COMMITTEE B		
Date:	1 st March 2022	

Application number	P2021/0733/FUL
Application type	Full Planning Application
Ward	Holloway
Listed building	No
Conservation area	No
Development Plan Context	Core Strategy Key Areas (Nags Head & Upper Holloway) Major Cycle Route Within 50m of Hillmarton Conservation Area Tree Preservation Order 191219 (LBI TPO)
Licensing Implications	None
Site Address	Garages to the rear of Parkhurst Court, Warlters Road, N7 0SD
Proposal	Proposed demolition of garages and erection of 7 dwellings (5 x 2 bedroom and 2 x 3 bedroom) including cycle and refuse storage as well as the provision of private and shared amenity space and associated landscaping.

Case Officer	Mr Jake Shiels
Applicant	Mr Ross Kemp
Agent	Mr Jonathan Crosthwaite

1. RECCOMENDATION

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

- A) to the heads of terms listed in Appendix 1, Recommendation A; and
- B) to the conditions set out in Appendix 1, Recommendation B.

2. SITE PLAN (site highlighted in red)

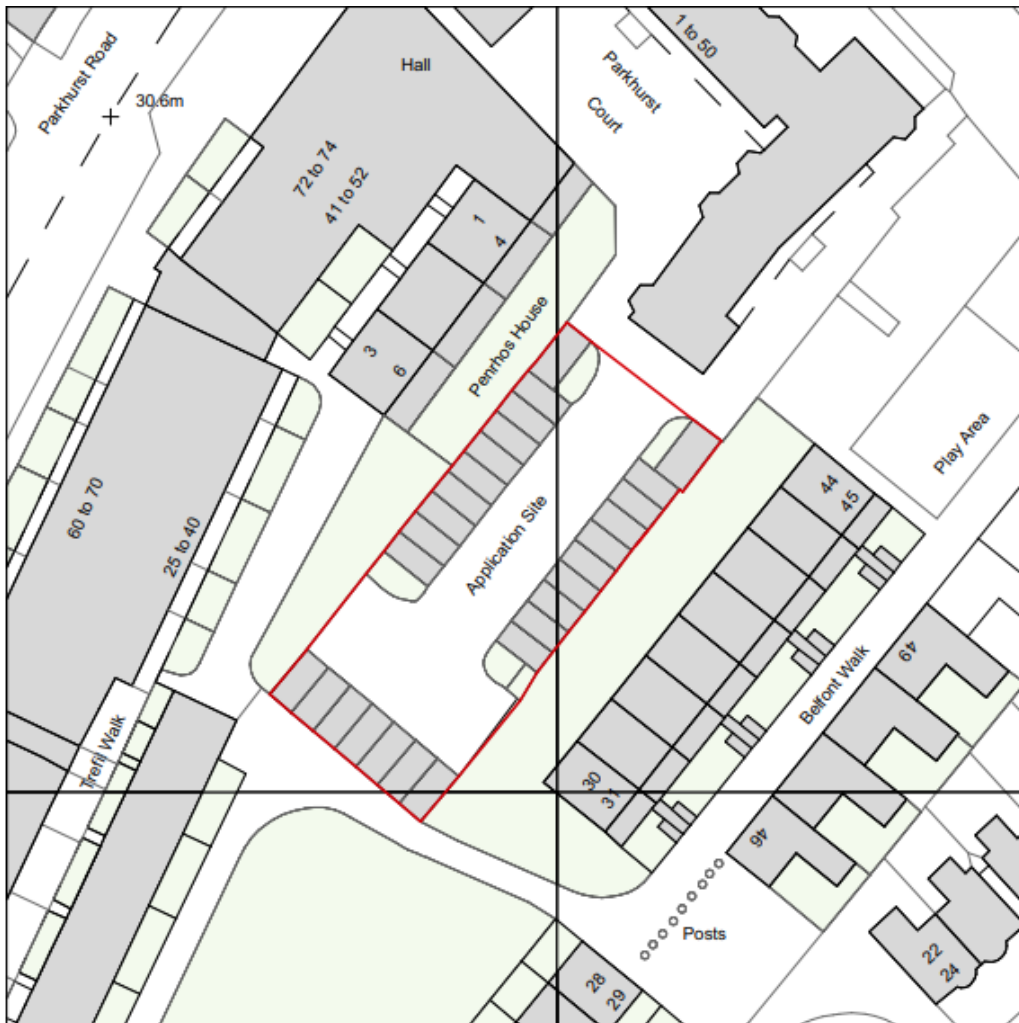


Image 1: Location Plan

3. PHOTOS OF SITE



Image 2: Aerial view of site



Image 3: Garage site entrance



Image 4: Garage site

4. SUMMARY

- 4.1 The proposal seeks planning permission for the demolition of existing single storey garages on the site and the erection of 7no. dwellings (5 x 2 bedroom and 2 x 3 bedroom) including cycle and refuse storage as well as the provision of private and shared amenity space and associated landscaping.
- 4.2 The scheme has been reduced from the original number of 8no. dwellings to 7no. following concern with the quality of accommodation of a studio unit.
- 4.3 The application site covers an area of approximately 912sqm and consists of paved surfacing and private lock-up garages (2 of the 27 now remain). The current use for the site is a car park, the submission notes that there is a right of way for vehicular access across Parkhurst Court. The main access point will be from Parkhurst Road with a secondary access from Warlters Road.
- 4.4 The proposed residential buildings are considered acceptable in design terms subject to conditions and would comply with Policies CS8 and CS9 of Islington's Core Strategy (CS) 2011, Policies DM2.1 and DM2.3 of Islington's Development Management Policies 2013 and London Plan 2021 policies D3 and D4 as well as accord with the National Planning Policy Framework (NPPF) 2021.
- 4.5 The proposed residential buildings are not considered to adversely impact the residential amenity of adjacent residential properties in line with policy DM2.1 of the Development Management Policies 2013.
- 4.6 The proposed residential units are considered to provide an acceptable level of accommodation complying with policy CS12 (meeting the housing challenge) of Islington Council's Core Strategy 2011, Islington's Development Management Policy DM3.4, policy D6 (Housing quality and standards) of the London Plan 2021, Technical Housing Standards- Nationally Described Space Standards (March 2015) and the NPPF 2021. Additionally, the applicant has agreed to pay the full required affordable housing contribution of £350,000 in line with policy CS12 Part G and the Council's Affordable Housing Small Sites SPD (2012). The proposed arrangements to minimise emissions is considered to be an improvement over the environmental quality of the existing site, has exercised ways of achieving low carbon emissions and is therefore in line with policy DM7.1.
- 4.7 The application is referred to the Planning Sub-committee because of (Terms of Reference point (1)) the application is recommended for approval and involves the creation of 5 - 9 residential units where relevant planning objections have been received by the proper officer.

5. SITE AND SURROUNDING

- 5.1 The application site covers an area of approximately 912sqm and consists of paved surfacing and private lock-up garages. These serve Parkhurst Court, a post war 5 storey private residential block between the site and Warlters Road. To the three remaining sides, the site is surrounded by the Williamson Street Estate, with the three storey terrace of 30-45 Belfont Walk to the east, Penrhos House towards the west, and Vaynor House to the south. Apart from Parkhurst Court (which is five storeys), the buildings around the site are all three storeys, including Belmont Walk, Vaynor House and Penrhos House.

- 5.2 The current use for the site is a car park, the submission states that there is a right of way for vehicular access across Parkhurst Court which also allows pedestrian and cyclist access. The main access point will be from Parkhurst Road which has a demountable bollard with a secondary access from Warlter's Road which also allows for vehicular access.
- 5.3 The site is in close proximity to Holloway Road and associated Underground Station and is located within the Nags Head and Upper Holloway Road Core Strategy Area. The site is not within a conservation area, however, it is located 50m north-west of the Hillmarton Conservation Area which is to the west and south of the site, with the latter section on Warlters Road in closer proximity.

6. PROPOSAL (IN DETAIL)

- 6.1 The application seeks full planning permission for the demolition of existing single storey garages on the site and the erection of 7no. dwellings (5 x 2 bedroom and 2 x 3 bedroom) including cycle and refuse storage as well as the provision of private and shared amenity space and associated landscaping.
- 6.2 The scheme is linear in form with the dwellings running from the north to the south end of the site. Units R4-R8 are individual courtyard 2 storey 2 bedroom (3no. 3 persons and 1no. 4 person) houses which look into their own private gardens and consist of a height of 6.4m.
- 6.3 R2 is a two storey gatehouse block with a central archway/undercroft which consists of a height of a 6.75m. R2 also has a single storey element which consists of a height of 3.1m adjacent to Unit R8.
- 6.4 The dwellings would consist of London stock (yellow stock) brickwork with anodised metal windows and doors. With regards to private amenity spaces R7 and R8 contain a 1st floor terrace, whilst R8 also contains an external amenity space located at ground floor. R2 includes a ground floor amenity space that backs on the amenity space of R8 and a terrace at 1st floor which overlooks the communal area of the site. Amenity spaces are enclosed by hard landscaping with 1.3m high anodised railings facing the communal areas, whilst the site and the amenity spaces are enclosed by brick walls to separate the site from the surrounding area ranging from 2.5m-3m around the site.
- 6.5 Each unit would include built in cycle storage within amenity spaces providing 2no. cycle spaces. In addition to the built in storage, the central communal area would include space for up to 3no. cycle spaces. Visitor cycle parking is also included. Built in refuse storage space is included to the north elevation at ground floor level to allow refuse access from Parkhurst Court.
- 6.6 The site would continue to be accessed from the north end adjacent to Parkhurst Court from Parkhurst Road as per the garage circumstances. Metal entrance gates with separate pedestrian and vehicular entrance are proposed with access controlled. The undercroft area accessed once past the entrance gate would have a brick slip soffit integrated to the side wall of R2 to illuminate brickwork within the site. Firefighting access is gained from the existing route through Belfont Walk, and the existing route down the side of Parkhurst Court. Access from the south of the site is for firefighting only, and the entrance is proposed to not be for day to day use.
- 6.7 The single storey parts of the roof will consist of wildflower green roofs, whilst the 2 storey roofs will consist of a sedum green roof. The communal areas will consist of small grasscreted areas to provide defensible spaces outside of kitchen doors along with raised planters. Planters are also proposed outside bedroom spaces to unit R3 and spaces outside R4, R5 and R8. All units would be supported by external Air Source Heat Pumps and solar PV pan



Image 5: Proposed site plan

Amendments during the application

6.8 During the application process a number of amendments to the scheme were negotiated by officers, including:

1st round of amendments

- Brick bond altered to include London stock header bond on the lower level section of the development with a stretcher bond to the upper floor
- Addition of obscured high level fixed windows to stairwells facing externally out away from the site. Omission of obscure glazing facing the internal communal area
- Reduction in maximum height of R7 from 6.7m to 6.4m (0.3m)
- Anodised metal louvres to R2 terrace and over one half of 1st floor window facing Parkhurst Court
- Anodised metal planters to ground floor fronting units R1 and R2
- Revision to Unit R1 from accessible unit to studio unit

2nd round of amendments to consider tree impacts

- Revision to R8 to enlarge ground floor private garden space and enlargement of amenity space at unit R1
- Retention of Norway Maple Tree (T2) south west of site and reduction and re-orientation of unit R6 to accommodate off site council owned tree.

3rd round of amendments

- Removal of the studio unit previously proposed (formerly unit R1). Re-provision of this space within Unit R2
- Former staircase of R2 re-located and re-provision of this space for Unit R3
- Updated daylight assessment to include the daylight distribution test
- Building line to the north east elevation stepped back by 0.75m at first floor level
- Bin and recycling store re-located to north east elevation to allow for refuse access.

7. RELEVANT HISTORY:

Application site

- 7.1 P2015/0040/FUL: The erection of seven residential units: three 2-storey courtyard houses, one 2-storey semi-detached pair of houses, and 2 two-storey units bridging over the entrance to the mews, all with private garden areas. Retention of one lock up garage and one parking space. **Refused** on 09/01/2017 for the following reasons:

REASON: The proposal fails to provide a signed legal agreement to pay the full affordable housing contribution sought by the Islington Affordable Housing Small Sites Contributions SPD or to submit a viability assessment to demonstrate that the full contribution is not viable and that instead a lesser contribution should be made. Therefore, the proposal is contrary to policy CS12 Part G of the Islington Core Strategy 2011 and the Islington Affordable Housing Small Sites Contributions SPD.

REASON: The proposal fails to provide a signed legal agreement to pay the Carbon Offsetting contribution sought by the Environmental Design Planning Guidance Supplementary Planning Document (SPD). Therefore, the proposal is contrary to policy CS10 Part A of the Islington Core Strategy 2011 and the Environmental Design Planning Guidance Supplementary Planning Document (SPD)

Recommendation for approval supported at Sub-Planning Committee B on 21/09/15. However, application **refused** on 09/01/2017 for the reasons set out above.

Application dismissed at appeal on 22/06/2017.

Pre-application

- 7.2 Q2020/1561/MIN: Pre-application: Demolition of 27 existing single storey garages on the site and erection of 9 new dwellings. Provision of private and shared amenity spaces.

Completed on 03/10/2021.

Parkhurst Court

7.3 P2018/2434/FUL: Installation of security gates to the vehicular access on Warlters Road. **Approved with conditions** on 04/10/2018.

7.4 P2019/3585/FUL: Proposed mansard extension with dormer windows to create 8 self contained flats (5 no. x 1-bedroom 1-person unit, 2 no. x 2-bedroom 3-person units and 1 no. x 2 bedroom 4-person unit) on the existing flat roof, plus lift shaft extended and reinstated, existing chimneys to be extended above proposed roof level and cycle storage and refuse storage including internal refuse shutters proposed.

Refused on 06/08/2020 for the following reasons:

REASON: The proposed development would create sub-standard and poor quality living environments for future occupiers of the proposed 1 bedroom units (60% of the proposed mix) by reason of these units inadequate ceiling heights, poor and compromised single aspects/outlook and privacy levels from the communal walkway, poor ventilation and inadequate provision of adequately sized and functional amenity space for the 1 bedroom flats. The proposed development is therefore considered to create poor and compromised quality of accommodation and is considered to be contrary to Policies DM3.4 & 3.5 of Islington's Development Management Policies 2013& the NPPF 2019.

REASON: The proposed development by virtue of the over provision of 1 bedroom units (60% of the proposed mix) fails to provide a good mix of housing sizes for market housing to meet and address Islington's housing need and therefore fails to comply with Policy DM3.1 of the Islington Development Management Policies 2013

REASON: The applicant has failed to agree a written confirmation of an agreement to pay the full or a justified lesser amount financial contribution sought by the Islington Affordable Housing Small Sites Contributions SPD. Therefore, the proposal is contrary to policy CS12 Part G of the Islington Core Strategy 2011& the Islington Affordable Housing Small Sites Contributions SPD.

Dismissed at appeal on 17/06/2021.

7.5 P2021/2101/FUL: Proposed mansard extension with dormer windows to create 7 self contained flats (3no. x 2 bedroom 4-person units, 2no. x 2 bedroom 3-person units and 2no. x 1 bedroom 1-person units) on the existing flat roof, plus associated amenity space, lift shaft extended and reinstated, existing chimneys to be extended above proposed roof level, water tanks replaced and cycle storage and refuse storage.

Recommendation for approval with conditions and legal agreement supported at Planning Sub-Committee A. Decision issued on 15/02/2022.

CONSULTATION

Public Consultation

7.6 Letters were sent to occupants of **182** adjoining and nearby properties on Warlters Road, Parkhurst Road, Williamson Street, Belfont Walk, Trefil Walk and Warlters Close on 08/04/21.

7.7 A total of **11** objections were received. **2** comments were received, including 1 comment from the Islington Swift Group.

7.8 Following the submission of amended plans, additional letters were sent again to occupants of adjoining and nearby properties on 04/06/21, a total of 4 objections were received from this round of consultation, **0** of these are new objectors to the proposal. A second re-consultation took place on 28/09/21 to consider the retention of the Norway Maple Tree and minor alterations

to units R1, R6 and R8 to accommodate off site trees. A total of 3 objections were received from this round of consultation, 0 of these are new objectors to the proposal. A third round of consultation took place on 08/11/21 to consider an updated daylight assessment and omission of ground floor studio unit (formerly R1) and associated alterations to R2 and R3. Four objections were again received from the latest round of consultation, 0 of these are new objectors to the proposal.

7.9 Therefore, at the time of the writing of this report a total of 11 objections have been received from the public with regard to the application. The issues raised can be summarised as follows (with the paragraph that provides responses to each issue indicated within brackets).

OBJECTIONS

Design and appearance

- Development would add to overcrowded and dense area
- Design does not create a safe and secure environment through use of undercroft
- Undercroft development goes against local policies and creates canyon effect
- Best use of space is for it to be retained as open as a community garden

(paragraphs 9.6-9.27)

Neighbouring amenity

Outlook and enclosure

- Enclosure from the proposed building height as it will close off open space visible from garden and windows

(paragraphs 9.30-9.36)

Privacy

- Overlooking to Parkhurst Road properties
- Overlooking from Balcony on R1 to Parkhurst Road
- Glazing with 18m of habitable room windows
- Loss of privacy during construction work

(paragraphs 9.37-9.41)

Daylight and sunlight

- Design of building does not safeguard the daylight and sunlight to nearby properties in line with Islington Urban Design Guide
- The south-west facing windows of the ground and first floor kitchens of Parkhurst Court are those most affected by the development
- Loss of daylight
- Loss of sunlight
- No objection to single storey dwellings so as to not cause loss of light
- Overshadowing of private gardens and impact on amenity
- Assessment fails to make assessment on roadway/area around the site
- Properties labelled incorrectly as Penrhos Avenue & Vaynor House
- Discrepancy in layouts to what is on site at present

Officer comment: A revised daylight and sunlight assessment was submitted to address officer comments and to rectify the addresses.

(paragraphs 9.42-9.58)

Noise and disturbance

- Construction noise and air pollution would decrease standard of living
- Already recent construction at Belfont Walk and Parkhurst Road which is affecting quality of life
- Impact on mental health and wellbeing.

(paragraphs 9.87)

Highways

- Concern with highways impact, traffic and congestion
- Lack of detail on access and construction of development
- Construction Logistics Plans etc. are required
- Lack of bin and refuse strategy.

(paragraphs 9.85-9.88)

Crime prevention

- Overshadowing of roadway between development and Parkhurst Court

(paragraphs 9.83-9.84)

Affordable housing

- No reference to the payment of affordable housing for the new units.

(paragraphs 9.117-9.119)

Trees and ecology

- Proposal would seek to remove Norway Maple Tree from outside of site reducing greenery
- Damage to ecosystem who are utilising former garage space
- Concern for health of trees
- The retention of the Norway Maple Tree is admirable, but objection remains on loss of daylight and sunlight

(paragraphs 9.109-9.115)

COMMENTS

- Not totally opposed to proposed plans the garages where demolished some years ago and has become wasteland. Queries raised on how site is to be accessed by plant machinery and materials. The entrances are narrow and gated and provide access to the flats of Parkhurst Court. Query also that the new flats are too close to the end of Parkhurst Court making the kitchens and bathrooms void of sunlight.

(paragraphs 9.85-9.88 and paragraphs 9.42-9.58)

Islington Swift Society

- We support the proactive commitment to wildflower roofs and nest boxes/ bricks for birds in the SD&C Statement, and request that these are included in the planning conditions. Nest bricks such as swift bricks are the preferred option compared to external boxes for reasons of longevity, zero maintenance, temperature regulation, and aesthetic integration with the design. Manufacturer's instructions for the boxes/ bricks may be followed.

(paragraph 9.116)

Internal Consultees

- 7.10 **Design and Conservation:** The appearance of the development requires further architectural detailing to add interest and reduce block like appearance. The Officer also considered the development to appear too defensive.
- 7.11 **Highways Officer:** Development supported in principle, however further details on Construction Management required.
- 7.12 **Inclusive Design Officer:** A number of comments were received to ensure the development meets Category 2 Housing Standards.
- 7.13 **Sustainability Officer:** A number of comments in relation to the energy and sustainable design and construction statement were made by the officer, detailing the following:
- The proposed reductions in carbon emissions and the use of SAP10 are welcomed, as is the use of Air Source Heat Pumps
 - We would like the applicants to consider the use of one combined communal ASHP system for the entire development. We would also encourage some further tightening of the U-values for the walls and floors to improve the performance of the system.
 - Solar PV panels are described as a 'potential solution' in the Energy Statement. Solar panels should be installed to reduce on-site carbon emissions further and further details will be required on their location and specification. These can be installed over green roofs in the form of bio-solar roofs.
 - The Sustainable Design and Construction Statement states that permeable paving will be used. Further details will be required on the type of permeable paving material to be used (i.e. resin-bound gravel) and how this will be designed. We also recommend the use of water butts to irrigate the soft landscaping areas.
 - The Sustainable Design and Construction Statement refers to the use of sedum roofs on the first floor. All green roofs should be biodiversity based with a focus on wildflower planting and no more than 25% sedum. The roofs should have a varied substrate depth of average 80-150mm. The standard green roof condition should be added to ensure these requirements are met.
 - Appropriate bird and bat boxes/bricks should be installed in suitable locations, as advised by an ecologist and in accordance with best practice guidance including CIEEM. In particular, integrated bat boxes and swift bricks should be installed. The CIEEM best-practice guidance for the number of swift nestboxes in a development of this type is 1 swift nestbox per dwelling. These should be mounted near the roof, in clusters of three or more.

- 7.14 **Tree Officer:** Objection originally raised to the loss of the Council Owned Street Maple Norway Tree off site and concerns with future pressure on Horse Chestnut Tree (also off site). No objection raised to revision to Unit R6 to accommodate the retention of the Norway Maple Tree and amendments to amenity space of Unit R1 (Now R2) and R8 to reduce future pressure on Horse Chestnut Tree. Support of revised amended Arboricultural Impact Assessment subject to condition.

External Consultees

- 7.15 **TfL (Road Network):** No objection, following detailed comments made:

17 long stay and 3 short stay cycle parking spaces are proposed. This slightly exceeds the minimum requirements set out in policy T5 (Cycling) of the London Plan, which is welcomed.

It is understood a variety of cycle racks will be provided. The applicant must ensure that all cycle spaces are designed and laid out in line with the London Cycling Design Standards (LCDS) and manufacturers guidance so that they are useable. As certain stands do not accommodate all types of bicycles, at least 5% of the total provision should be in the form of conventicler tubular stands, e.g. Sheffield stands. Additionally, 5% of cycle spaces should be able to cater for larger cycles, including adapted and cargo cycles.

TfL strongly supports and welcomes the removal of 27 car parking spaces to provide a development that is car free. This is also supportive of T6.1 (Residential parking) of the London Plan.

A Delivery Servicing Plan (DSP) is recommended to ensure the anticipated number of service/delivery vehicles can be accommodated on site or in a nearby lie bay. Swept path analysis should also be included to demonstrate deliveries and servicing can be undertaken safely in line with vision zero, the mayors aim to eliminate all death and serious injuries in London on the transport network by 2041 and the DSP should detail where delivery activities will be undertaken.

A Construction Logistics Plan (CLP), designed in line with TfL guidance, available here: <https://constructionlogistics.org.uk/wp-content/uploads/2020/03/CLP-Guidance-by-CLOCS-March-2020-v1.5.pdf> should be provided and secured by condition.

TfL have no further comments on this application at this time providing delivery and servicing arrangements are detailed and a CLP is provided.

- 7.16 **London Fire Brigade:** No further observations to make following the submission of Fire Statement.
- 7.17 **Metropolitan Police Service (MPS):** No comments received. However advice received during pre-application stage is being adhered to.

8. RELEVANT STATUTORY DUTIES & DEVELOPMENT PLAN CONSIDERATION & POLICIES

- 8.1 Islington Council (Planning Sub 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).

- To determine the application in accordance with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, paying special attention to the desirability of preserving or enhancing the character and appearance of the Conservation Area.
- 8.2 National Planning Policy Framework 2021 (NPPF): Paragraph 10 states: "at the heart of the NPPF is a presumption in favour of sustainable development.
- 8.3 The National Planning Policy Framework 2021 seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF is a material consideration and has been taken into account as part of the assessment of these proposals.
- 8.4 Since March 2014 Planning Practice Guidance for England has been published online.
- 8.5 In considering the planning application account has to be taken of the statutory and policy framework, the documentation accompanying the application, and views of both statutory and non-statutory consultees.
- 8.6 The Human Rights Act 1998 incorporates the key articles of the European Convention on Human Rights into domestic law. These include:
- Article 1 of the First Protocol: Protection of property. Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law.
 - Article 14: Prohibition of discrimination. The enjoyment of the rights and freedoms set forth in this Convention shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth, or other status.
- 8.7 Members of the Planning Sub-Committee must be aware of the rights contained in the Convention (particularly those set out above) when making any Planning decisions. However, most Convention rights are not absolute and set out circumstances when an interference with a person's rights is permitted. Any interference with any of the rights contained in the Convention must be sanctioned by law and be aimed at pursuing a legitimate aim and must go no further than is necessary and be proportionate.
- 8.8 The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of mindful of this duty inter alia when determining all planning applications. In particular, the Committee must pay due regard to the need to: (1) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act; (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and (3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

8.9 The Development Plan is comprised of the London Plan 2021, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan (2013) and Site Allocations 2013. The policies of the Development Plan that are considered relevant to this application are listed at Appendix 2 to this report.

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

Emerging Policies

Draft Islington Local Plan 2019

8.11 The Regulation 19 draft of the Local Plan was approved at Full Council on 27 June 2019 for consultation and subsequent submission to the Secretary of State for Independent Examination. From 5 September 2019 to 18 October 2019, the Council consulted on the Regulation 19 draft of the new Local Plan. Submission took place on 12 February 2020 with the examination process now in progress. As part of the examination consultation on pre-hearing modifications took place between 19 March to and 9 May 2021. The Matters and Issues have now been published and hearings took place between 13 September and 5 October.

8.12 In line with the NPPF Local Planning Authorities may give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

8.13 Emerging policies relevant to this application are set out below:

Policy DH1 Fostering innovation and conserving and enhancing the historic environment
Policy G4 Biodiversity, landscape design and trees
Policy G5 Green roofs and vertical greening
Policy H4 Delivering High Quality Housing
Policy H5 Private Outdoor Space
Policy S1 Delivering Sustainable Design
Policy S2 Sustainable Design and Construction
Policy T3 Car Free Development Parking
Policy T2 Sustainable Transport Choices
Policy T5 Delivery, Servicing and Construction
Policy ST2 Waste

9. ASSESSMENT

9.1 The main issues arising from this proposal relate to:

- Land Use
- Design
- Impact on the amenity of neighbouring residents
- Housing Mix
- Quality of Accommodation
- Accessibility
- Crime Prevention
- Highways
- Sustainability
- Trees and Ecology
- Affordable Housing
- CIL and S106.

Land Use

9.2 Paragraph 49 of the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development. Strategy Policy CS12 'Meeting the housing challenge' seeks to ensure that the Borough has a continuous supply of housing to meet London Plan targets. London Plan Policy H1 (and table 4.1) seeks to maximise the supply of additional homes in line with the London Plan's guidelines on density, having regard to the site's characteristics in terms of urban design, local services and public transport, and neighbour amenity.

9.3 It is noted from the previous refused planning application (P2015/0040/FUL) that the site is owned by one private landowner, who also formerly owned the freehold to the adjacent Parkhurst Court. The use of the lock up garages has declined over recent years and it is understood that only a small number are currently in use. As seen on site at present, 2 existing lock up garages exist, prior to this 27 in total existed on the site. The loss of parking is a matter supported by planning policy; however it is a private concern between residents and the freeholder of the garages. The application site is centrally located with several well developed transport modes in the vicinity of the site. The council actively promotes through its planning policy the reduction of car parking spaces in favour of more sustainable modes of transport. Within this context the council raises no objections to the loss of existing garages on the site in terms of highways impacts and pressures.

9.4 The Council has no specific designation for the sites future use but the overarching national and local policies of making the most effective and productive use of valuable urban sites for the most important land uses would recognise that the site would be best developed for residential use. Moreover, this would be the most contextual land use, since the site is surrounded on all perimeters by other forms of residential use. Residential garages are ancillary to residential land use and since a residential use is proposed, there is therefore no concern over the proposed land use in planning policy terms.

9.5 It is noteworthy and a material planning consideration that the previously refused scheme for a residential development in this location was not refused or objected to in principle by the council or indeed the Planning Inspectorate. The previous permission was refused in relation to failure to enter into a s106 agreement to secure small sites financial contribution and C02 offsetting with other planning merits being agreed to be acceptable at that time. Therefore the previous permission offers a relevant and material baseline for assessing what scale, footprint, type and quantum of residential development of this site can possibly achieve moving forward.



Image 6: 2015 Proposal Ref P2015/0040/FUL – Design

Design

- 9.6 The National Planning Policy Framework (NPPF) confirms that the Government attaches great importance to the design of the built environment, and notes that good design is a key aspect of sustainable development and should create better places in which to live and work and helps make development acceptable to communities. Paragraph 134 of the NPPF (2021) states that in determining applications, great weight should be given to development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.
- 9.7 Core Strategy Policy CS8 states that the scale of development will need to reflect the character of the area. The businesses and shops which provide the mixed use character of Islington will be maintained through employment, retail and design policies.
- 9.8 Development Management Policies DM2.1 requires all forms of development to be of high quality, incorporate inclusive design principles and make a positive contribution to the local character and distinctiveness of an area, based upon an understanding and evaluation of its defining characteristics.

Scale, Massing and Layout

- 9.9 Paragraph 5.41 of the Urban Design Guide (2017) in regards to backland sites states the following:

Backland sites are sites behind existing buildings, often with no street frontage and usually within predominantly residential areas. These spaces are normally used as garden or other

outdoor amenity spaces, accommodating little more than sheds and ancillary buildings, although the historical development pattern of the borough has also resulted in backland sites accommodating low-rise industrial or other non-residential premises. Regardless of the size of the site, in Islington where backland sites do accommodate development, this is generally subordinate to the buildings that front the street.

- 9.10 Paragraph 5.23 of the Urban Design Guide (2017) in regards to layouts states the following:

Layout also needs to consider relationships with adjoining sites, and not unduly disrupt prevailing levels across a locality.

- 9.11 Paragraph 5.25 of the Urban Design Guide in regards to layout states:

That as a general principle, site layout should provide for well overlooked, legible and well-connected places with clearly defined public spaces and secure private spaces. A common arrangement of buildings in Islington is the perimeter block structure, where massing is located towards the edges of the blocks, with little or no development in the centre, and where the edges of the surrounding streets and spaces within are defined by the line of the building frontage. This contributes positively to the legibility of the area and provides a clear distinction between public and private spaces.

- 9.12 The proposal seeks to erect 7 residential units, 6 of which would effectively form 2 storeys, with a concurrent height of 6.4m, save for the 6.7m high R2 block from the drawings provided, with 1no. x single storey unit at R3 and single storey projection supporting R2. It would be sited and setback from Warlters Road and to the east flank of Parkhurst Road.

- 9.13 In regards to the surrounding built form, Parkhurst Court is a post war 5 storey private residential block between the site and Warlters Road, from drawings provided it has a height of 15-16m. To the three remaining sides, the site is surrounded by the Williamson Street Estate, with the three storey terrace of 30-45 Belfont Walk to the east which has a maximum height of 8.3m, Penrhos House towards the west (Maximum height 8.7m), 60 to 70 Parkhurst Court and 25 to 40 also to the west which is on a higher land level (Approx. 12m at maximum height above site) and Vaynor House to the south which has a similar height to Penrhos House. Apart from Parkhurst Court (which is five storeys), the buildings around the site are all three storeys, including Belmont Walk, Vaynor House and Penrhos House.

- 9.14 Given the surrounding building heights and context, this scale and massing in this site context is supported and considered to comply with paragraph 5.41 of the IUDG. The scheme's layout is linear in form and draws upon some similarities with the 2015 (P2015/0040/FUL) submission which was recommended approval. This layout approach in principle is therefore acceptable again. The proposed dwellings run from the north to the south end of the site and are located around the four boundaries of the site with communal and access areas to the centre in line with the IUDG guidance at paragraph 5.25.

- 9.15 Units R4-R8 are individual courtyard 2 storey 2 bedroom (3no. 5 persons and 1no. 4 persons) and 3 bedroom (5 persons) houses which look into their own private gardens and consist of a height of 6.4m. R2 is a two storey gatehouse block with a central archway/undercroft for access below which consists of a height of a 6.75m. R2 also has a single storey element which measures 3.1m and height and of which is adjacent to R8. R3 is a single storey residential unit situated in between the gatehouse block (R2) and R4 which consists of a height of 3.1m. It provides a 2 bedroom, 4 person unit and also looks into its own private garden.



Image 7: Proposed Layout

- 9.16 It is acknowledged from the submission that the design of the scheme has attempted to respond to the site context and neighbouring buildings. For example, R2 is set back from the boundary to respect the daylight and outlook from Penrhos House by 1.1m and R2 & R6's amenity is located where the root protection zone is to ensure there is no adverse impact to the tree. The dwelling at R6 has also been amended and re-orientated so that the built form is located as far as practically away from the canopy and root protection area of the Maple Norway Tree, whilst the private amenity space has been pushed west so as to protect the longevity of the tree.

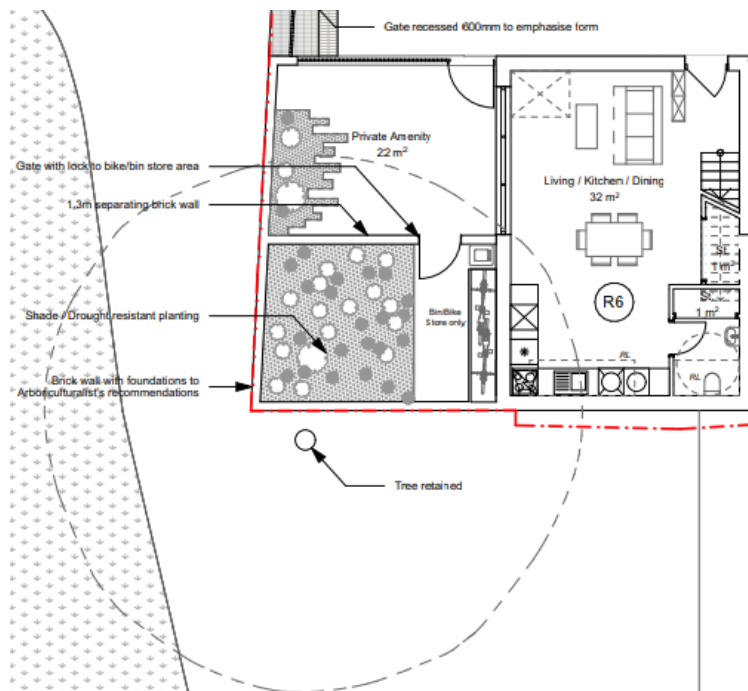


Image 8: R6 revised arrangement



Image 9 and 10: Proposed ground and first floor plans

9.17 It is acknowledged that the site includes an undercroft which is located below R2 of which runs vertically across the northern boundary of the site. Whilst undercrofts are not generally supported as detailed within paragraph 5.11 of the IUDG, this design approach was proposed and supported by officers under application P2015/0040/FUL. The undercroft would also allow for a secure and controlled pedestrian access to the site, which would be internally lit within the site with a brick slip soffit light integrated to the side wall of R2 to illuminate brickwork. The site would continue to be accessed from the north end adjacent to Parkhurst Court from Parkhurst Road and the undercroft with glazing facing the southern end of the access around Parkhurst Court would provide some natural surveillance. Overall, this approach is acceptable in this backland siting.

Elevation Treatment, Materials and Appearance

- 9.18 Brick as the main facing material is supported in principle due to the surrounding context. Surrounding three storey blocks on Belfont Walk and Trefil Walk consist of yellow brick, with Parkhurst Court consisting of red brick.
- 9.19 During the application process a number of amendments were made to ensure the development is of good quality and responds to the character of the area in line with the comments and feedback of the Design and Conservation Officer. The block form of the development was considered acceptable, but it was suggested that the appearance of development required further architectural detailing to add interest. Following this advice the Brick bond was altered to include London stock header bond on the lower level section of the development with a stretcher bond to the upper floor to provide some contrast. Officers also considered the development to appear too defensive. With this in mind, the scheme was amended to include the addition of obscured high level fixed windows to each of the 2 storey units stairwells facing externally out away from the site. Within the site, obscure glazing serving kitchens facing the internal communal area were removed.
- 9.20 Glazing within the site would have vertical emphasis to reflect the design of the block and would consist of a anodised metal material. Anodised metal railings and enclosures for ground floor amenity spaces are also proposed whilst the outer walls would be bricked to safely enclose the site. Anodised metals are considered to offer protection from the elements and resistance to colour fastness and be durable. This material is considered acceptable at mainly lower level areas of the site as opposed to timber cladding proposed at pre-application stage which raised concerns about durability and maintenance and is not considered a sustainable option in line with DM2.1, part i) due to weathering and deterioration over time.
- 9.21 Upon the roof of the development, the single storey elements will consist of wildflower green roofs, whilst the 2 storey roofs will consist of a sedum green roof. Rooflights are proposed across all of the units and are spaced sufficiently apart from each other. All units would be supported by grey solar PV panels, which would be flush to the roof. No objection is raised to appearance of the roof which would be consistent with modern residential blocks being constructed that would aim to offset carbon emissions and create a more sustainable, self-sufficient development.

Landscaping and Boundary Treatments

- 9.22 At pre-application stage the central external circulation route had informal planted borders to provide attractive defensible space and separation to the private amenities. However, it was considered that the thresholds between public, private and semi-private space around the proposed buildings were ambiguous and unresolved.
- 9.23 Amenity spaces are now enclosed by hard landscaping with 1.3m high anodised railings facing the communal areas, whilst the site and the amenity spaces are enclosed by brick walls to separate the site from the surrounding area ranging from 2.5m-3m around the site which would provide sufficient sense of separation, privacy and enclosure for residents to enjoy the amenity of the private spaces.



Image 11: Proposed central communal area and access

- 9.24 The communal area will also consist of small grasscreted planting areas to provide defensible spaces outside of kitchen doors along with raised planters. Updated plans show metal railings around the planted areas to ensure they are fully defensible.

Impact on Hillmarton Conservation Area

- 9.25 The site is not within a conservation area, however, it is located 50m north-west of the Hillmarton Conservation Area which is to the west and south of the site, with the latter section on Warlters Road in closer proximity. In accordance with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, in assessing the proposals hereby under consideration, special attention has been paid to the desirability of preserving or enhancing the character and appearance of the Conservation Area.

- 9.26 There would be some oblique views of the development from Warlters Road where the Conservation Area spans up to No.36. This would be a long view from over the road with the proposed development in the background of the five storey Parkhurst Court. In addition to the above location, there would be limited to no visibility of the development from Warlters Close (east of the site) due to the tall and dense trees upon the boundary with Belfont Walk. Overall, there would be no adverse impact on the Conservation Area adjacent to the site due to the development's height and massing in context of neighbouring properties and limited visibility from a number of angles.



Image 12: Proposed massing view from Warlters Road

Conclusion

- 9.27 Overall, the proposal is considered acceptable subject to conditions and complies with Policies CS8 and CS9 of Islington's Core Strategy (CS) 2011, Policies DM2.1 and DM2.3 of Islington's Development Management Policies 2013 and London Plan 2021 policies D3 and D4 and to accord with the National Planning Policy Framework (NPPF) 2021.

Neighbouring Amenity

- 9.28 All new developments are subject to an assessment of their impact on neighbouring amenity in terms of loss of daylight, sunlight, privacy and an increased sense of enclosure. A development's likely impact in terms of air quality, dust, safety, security, noise and disturbance is also assessed. The proposal is subject to London Plan Policy D6 as well as Development Management Policies DM2.1 and DM6.1 which requires for all developments to be safe and inclusive and to maintain a good level of amenity, mitigating impacts such as noise and air quality. Moreover, London Plan Policy D6 requires for buildings to 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.

- 9.29 The proposal is surrounded by residential uses only. Parkhurst Court is 5 storey private residential block between the site and Warlters Road to the north. To the three remaining sides, the site is surrounded by the Williamson Street Estate, with the three storey terrace of 30-45 Belfont Walk to the east, Penrhos House towards the west, 25 to 40 and 60 to 70 Parkhurst Court also to the west is on a higher land level (Approx. 12m at maximum height above site) and Vaynor House to the south which has a similar height to Penrhos House. Apart from Parkhurst Court (which is five storeys), the buildings around the site are all three storeys, including Belmont Walk, Vaynor House and Penrhos House.

Outlook and enclosure

- 9.30 A number of objections and concerns have been raised from the public consultation on the impacts the extensions may have on neighbouring amenity. The site consisted of 27 single storey garages, 2 are still retained on site and are proposed to be demolished. These are located to the north west and north east of the site adjacent to Parkhurst Court, they have a height of approximately 3.6m. Prior to their recent demolition, a row of garages along the west and east boundary measured approximately 2.3m in height. There was a row of garages to the southern boundary which also had a similar height of 2.3m.
- 9.31 To the northern boundary, R2 is a two storey gatehouse block with a central archway/undercroft which consists of a height of a 6.75m and is adjacent to Parkhurst Court and would add more height and massing compared to the 3.6m height of existing garages. It spans 14.60m in length across the northern boundary and officers acknowledge it would decrease the level of openness at this location. Ground floor elements project slightly longer to the west and east of the 1st floor, but retain a height of 3.1m which is slightly less than the existing corner garages and would have a more welcoming curved appearance. The ground floor would be between 5.3m-5.5m of the flank of Parkhurst Court due to the angle of the south elevation of this building whilst the first floor element would be 6.0m-6.2m. However, whilst this is noted, the flank windows of Parkhurst Court that run from ground to fourth floor serve bathroom and kitchen windows (non-habitable) from layout information received during the application. Lounge and bedrooms within each flat would not have their outlook compromised from the north and south of the building and thus away from the proposed development. Additionally, the kitchens are also served by 2no. windows that face eastwards away from the proposed development. Overall, the impact of enclosure to habitable rooms taking into consideration the location of bedrooms and living room spaces within the flats at this location is not considered significant and outlook is not impacted to an unacceptable degree to refuse the application.
- 9.32 Penrhos House is a 3 storey block, to the western boundary. The flank of R2 is approximately 12.3m from the ground floor of this building and 13.7m from the first and second floor. Whilst the flank of this development in particular would be visible, when considering the spacing proposed there would be no adverse impact in regards to outlook to the residential building and the block would not be enclosed to an unacceptable degree due to the spacing in this location.
- 9.33 To the eastern boundary, the two storey flanks of R2, R3, R4, R5 and R6 face the flats within Belfont Walk (30-45). The two storey projections are approximately 8.35m-8.57m from the windows serving ground to second floor flats on Belfont Walk. It is acknowledged that the view over the existing garage site would be altered with the addition of the first floor level of the development. However, the development would be sited against existing 3 storey development in the background, and the higher 3 level development (Approx. 12m at maximum height above ground) on Parkhurst Road. It is also acknowledged that the design of the blocks allow spacing in-between the units of R2, R4, R5 and R6 which allows outlook between the units and ensures

there is no significant and consistent mass of built form viewed from the neighbours viewpoint. It is therefore not considered that the outlook would be adversely impacted.

- 9.34 10-29 Belfont Walk are set further behind 30-45 Belfont Walk and would be over 18m-20m from the development at their closest and would not have their outlook compromised.
- 9.35 To the west, and below Trefil Walk are 62-70 Parkhurst Road located at ground floor level with the unit's amenity space projecting beyond the covered area. The flank elevation of R7 and R8 are closest to these units. Due to the splayed elevation of this building to the units, there is a spacing 11.3m-12.8m from the Trefil Walk overhang above these units and R7, whilst there is a separation of 13.75-16m from the units and R8. When considering the distances and the fact that the unit's windows are setback deeper than the Trefil Walk overhang it is not considered that the development would have an adverse impact to these units in regards to outlook.
- 9.36 To the south, the 3 storey Vaynor House is located and is to the opposite end of Parkhurst Court. R7 is the closest unit at 9.8m from the flats at this location. R7 is set in from the boundary and angled to minimise its massing. The outlook over the communal open green space for units within Vaynor House would be unobstructed from the development and it is not considered that the development would have a detrimental impact on outlook to this property.

Privacy

- 9.37 Paragraph 2.14 of the Development Management Policies 2013 states that '*there should be a minimum distance of 18 metres between windows of habitable rooms. This does not apply across the public highway; overlooking across a public highway does not constitute an unacceptable loss of privacy.*'
- 9.38 The proposal on the whole has been designed in a way to mitigate and reduce overlooking and loss of privacy taking into account the site to all corners is surrounded by residential properties. Bedrooms and living spaces are generally designed to overlook their own private amenity spaces and/or towards the central communal area to create natural surveillance. Windows to serve stairwells have been added to external walls facing away from the site to the west and east but are obscured so as not to overlook properties.
- 9.39 Where there are windows closer to the residential properties, this has been carefully considered and clarified by further information from the applicant. It is noted that there is some clear glazing facing Parkhurst Court. However, as detailed within the Design Addendum_Rev A (Pg.5) direct overlooking to habitable rooms is extremely limited due to the location, angle and setback of windows at ground floor, whilst at first floor a louvred screen covers one half of a window to prevent overlooking. Overall, the siting and location of windows means there will be little overlooking towards residential windows or views would be so oblique so as not to cause harm to privacy.
- 9.40 From a review of the plans, windows would not be within 18m of other habitable windows. During the course of the application Unit R7's living room window was re-orientated to ensure it was not within 18m of residential properties within Vaynor House to the south east of the development. Amended plans were received and this matter has now been dealt with in order to protect privacy of residential properties.
- 9.41 Terrace and balcony spaces are proposed to three of the houses. The terrace areas of R7 and R8 would look east towards their own amenity space and the communal area and would therefore not result in a loss of privacy to surrounding residential properties. The terrace area of R7 would be enclosed with a 1m high x 1m depth planter with anodised railings. The terrace of R2 would be enclosed to the flank, preventing direct views to the west. Whilst there would be

views south west from the centre of the terrace it would be over 30m from the overhang of Trefil Walk and therefore a significant distance from the properties below and above.

Daylight and Sunlight

- 9.42 In general, for assessing the sunlight and daylight impact of new development on existing buildings, Building Research Establishment (BRE) criteria is adopted. In accordance with both local and national policies, consideration has to be given to the context of the site, the more efficient and effective use of valuable urban land and the degree of material impact on neighbours. A number of objections have been raised with regard to the impact of the proposed structure upon the levels of sunlight and daylight provided to neighbouring properties.
- 9.43 The applicant has provided a Sunlight and Daylight analysis to support the proposal, which has assessed the impact of the proposal on the windows and the rooms they serve that could potentially be affected at the adjoining properties:
- 62-70 Parkhurst Road (west of site)
 - Penrhos House & Vaynor House (west and southwest of site)
 - Parkhurst Court (north of site)
 - 30-45 Belfont Walk (east of site).
- 9.44 **Daylight:** the BRE Guidelines stipulate that there should be no noticeable loss of daylight provided that either:
- the Vertical Sky Component (VSC) as measured at the centre point of a window is greater than 27%; or the VSC is not reduced by greater than 20% of its original value (Skylight); or
 - the daylight distribution, as measured by the No Sky Line Contour (NSC) test where the percentage of working plane area receiving light is measured, is not reduced by greater than 20% of its original value.
- 9.45 For daylight, Penrhos House & Vaynor House and 30-45 Belfont Walk are fully BRE compliant.

62-70 Parkhurst Road

- 9.46 To the west at 62-66 Parkhurst Road, there are some losses to VSC to 5 of 8 windows upon the ground floor only. These are minor transgressions between 0.73 and 0.79 their former VSC values just below the 0.8 guideline value. These properties have walkways above them and this is acknowledged within the BRE guide to limit available daylight. BR 209 paragraph 2.2.11 states:

Existing windows with balconies [or any other obstruction] above them typically receive less daylight. Because the balcony cuts out light from the top party of the sky, even a modest obstruction opposite may result in a large relative impact on the VSC. One way to demonstrate this would be to carry out an additional calculation of the VSC for both the existing and proposed situations, without the balcony in place. For example, if the proposed VSC with the balcony was under 0.8 times the existing value with the balcony, but the same ratio for the values without the balcony was well over 0.8, this would show that the presence of the balcony, rather than the size of the new obstruction, was the main factor in the relative loss of light.

- 9.47 A test was also run in the scenario that all properties did not have walkways above, which resulted in no transgressions greater than 20%. Overall, the reductions even when considering the existence of the balconies are considered to be minor. It should be noted that the windows serving 68 and 70 (windows 6, 7 and 8) pass the VSC test.

Daylight Assessment (VSC)	Existing / without overhang	Proposed / without overhang	PR/EX	Meets BRE Guidance
Window 1 (Ground Floor-Bedroom)	7.30 / 21.38	5.32 / 19.41	0.73 / 0.91	No / Yes
Window 2 (Ground Floor-L/K/D)	10.79 / 29.47	8.15 / 26.83	0.76 / 0.91	No / Yes
Window 3 (Ground Floor-L/K/D)	11.35 / 30.89	8.26 / 27.80	0.73 / 0.90	No / Yes
Window 4 (Ground Floor-Bedroom)	11.22 / 29.29	8.27 / 26.34	0.74 / 0.90	No / Yes
Window 5 (Ground Floor-L/K/D)	13.17 / 33.81	10.41 / 31.05	0.79 / 0.92	No / Yes

Table 1: Daylight assessment (VSC)
L/K/D=Living/Kitchen/Diner

Daylight Assessment (NSC)	Existing / without overhang	Proposed / without overhang	PR/EX	Meets BRE Guidance
Window 6 (Ground Floor-Bedroom)	98.56 / 99.17	76.25 / 97.48	0.77 / 0.98	No

Table 2: Daylight assessment (NSC)

- 9.48 The Daylight Distribution test has been carried out also for the properties at 62-70 Parkhurst Road (See addendum to Daylight Sunlight Assessment) following a review of consented plans and the rooms shown from application reference P122113. As detailed within table 2, there is a minor intrusion to window 6. This window passes the VSC, but with DD has a minor deficiency below 0.8 (0.77). A test was also run in the scenario that all properties did not have walkways above, which resulted in no transgressions greater than 20%. Overall, the reduction even when considering the existence of the balconies is considered to be minor. Additionally, the rest of the windows (7/8) tested comply fully with the BRE guidelines.

Parkhurst Court

- 9.49 Windows 38-51 of this building were assessed. Windows that fail are 39 and 40 and serve one ground floor flat. The results are shown within table 3. A layout of a flat upon the 2nd floor (directly above the flat) from historical sales are shown within Appendix D of the Daylight and Sunlight Report. This shows a bathroom and kitchen window, whilst a further two kitchen windows are shown facing east. From receipt of objections and clarification with a neighbour within one of the flats facing the development, this layout assumption is correct. It is also evident that on residential buildings 'stacking' occurs so that all services can run concurrently.

Daylight Assessment (VSC)	Existing	Proposed	PR/EX	Meets BRE Guidance
Window 39 (Ground Floor-Bathroom)	33.93	18.87	0.56	No
Window 40 (Ground Floor-Kitchen)	33.74	19.02	0.56	No

Table 3: Daylight assessment (VSC)

- 9.50 The assessment states that BR 209 paragraph 2.2.2 states that windows to bathrooms need not be analysed because they have no particular requirement for daylight. Therefore, it is suggested that the impact of the development on the VSC of window 39 at Parkhurst Court should be considered acceptable and compliant with BR 209 guidance. This is considered a reasonable assessment when considering the lounge windows to the west would comply with the VSC guidance (Window 38). In regards to the loss to the kitchen window (40). The layout shows two further kitchen windows facing east. This is visible from site imagery also. These windows are unaffected by the development. To test the impact on the room further the assessment has provided a Daylight Distribution test (NSC) for the kitchen room based on the layout plan available. It shows that the kitchen would have full compliance with the fraction of former value being 0.96 (no less than 0.8 recommended figure).
- 9.51 In regards to the daylight distribution (NSC) test no windows failed the BRE guidance.
- 9.52 **Sunlight:** the criteria within the BRE Guidelines advise that calculation of the annual probable sunlight hours (the amount of sun available in both the summer and winter for each given window) should be calculated for all windows which face within 90° of due south. In existing buildings, the BRE guide suggests that; *'If a living room or an existing dwelling has a main window facing 90° of due south, and any part of a new development subtends an angle of more than 25° to the horizontal measured from the centre of the window in a vertical section perpendicular to the window, then the sunlighting to the existing dwelling may be adversely affected. This will be the case if the centre of the window;*
- receives less than 25% of annual probable sunlight hours, or less than 5% of winter probable sunlight hours between 21st September and 21st March and;
 - receives less than 0.8 times its former sunlight hours during either period and;
 - has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.
- 9.53 In regards to sunlight, Penrhos House & Vaynor House and 30-45 Belfont Walk are fully BRE compliant.

62-70 Parkhurst Road

- 9.54 The assessment states that of the 8 windows tested, 7 adhere to the ASPH guidelines. The 1 window failing is window 4 (ground floor level at Number 66) and results in transgressions to 0.55 its former value in regards to winter sunlight. Whilst the transgression is acknowledged, the annual sunlight received for this window passes the BRE guidance (0.81 retained) and it's lounge windows would be unaffected. The unit also contains a bedroom facing Parkhurst Road which would not be impacted. Additionally, as detailed within the assessment, the reduction in sunlight over the year is marginally over 4% of annual probable sunlight hours (4.13%). The assessment details that the BRE guidelines note bedrooms are given less importance than the main habitable areas and thus some flexibility in the application of the guidelines may be applied. Overall the residential unit would still provide a good level of accommodation.

Sunlight Assessment (ASPH-Winter)	Existing	Proposed	PR/EX	Meets BRE Guidance
Window 4 (Ground Floor-Bedroom)	6.96	3.86	0.55	No

Table 4: Sunlight assessment (ASPH-Winter)

Parkhurst Court

9.55 Of the 13 windows tested, 12 adhere to the APSH guidelines for annual sunlight and winter sunlight. The 1 window failing (ground floor level) winter sunlight, drops 0.16 its former value. The window serves a lounge. Whilst impacts on lounge areas are considered more significant, window 38 would maintain an APSH of 26.96% for annual sunlight, in exceedance of the 25% APSH recommended in BR 209. The lounge is also supported by 2no. other windows within a bay which face away from the proposed development. The assessment states that it is not unusual for windows in London to experience winter sunlight levels that are below the WPSH recommended in BR 209. In this regard, it is not considered justifiable to refuse the application on this basis.

Sunlight Assessment (ASPH- Annual)	Existing	Proposed	PR/EX	Meets BRE Guidance
Window 38 (Ground Floor-Living Room)	7.17	1.13	0.16	No

Table 5: Sunlight assessment (ASPH-Annual)

Overshadowing

9.56 BR 209 paragraph 3.3.17 states:

It is recommended that for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least two hours of sunlight on 21 March. If as a result of a new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sun on 21 March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable

9.57 In regards to overshadowing of private amenity space. The results show that the proposed development would have an acceptable impact on the sunlight of 10 of the 11 amenity areas assessed. It would have a noticeable impact on the sunlight of amenity area 1 at 62-70 Parkhurst Road. The assessment notes that residents of amenity area 1 (a private garden) have direct access to amenity area 6 (a communal garden), 80.19% of which would receive at least 2 hours of sunlight on 21 March after development proposals and that bearing in mind the urban context of the development and that many flats in the surrounding area do not have access to any form of garden, it is suggested that this should be considered acceptable. From layout plans available of the flats at this location, amenity spaces upon Parkhurst Road are also visible for the flats at this location. Officers also acknowledge the walkway that runs and interrupts available daylight over these flats of which were converted from Council owned garages. Whilst the loss of sunlight to amenity space is regrettable, it is not considered reasonable to refuse the proposed development on this matter.

Overshadowing Assessment	Existing	Proposed	PR/EX	Meets BRE Guidance
1 - Private garden	70.45%	23.90%	0.34	No

Table 6: Overshadowing assessment

Conclusion

- 9.58 Overall, whilst the daylight and sunlight assessments have shown some transgressions, these occur to windows which pass in other tests whether that be daylight or sunlight. Officers are also required to acknowledge the overall impact on the amenity of a neighbouring property as a whole, and in this case note that the test shows predominant passes in a significant number of windows, rooms and amenity spaces, whereby officers consider that the neighbouring flats would retain an adequate level of amenity overall. In summary, the daylight and sunlight assessment demonstrates that the proposed development would see neighbouring residents continue to enjoy a reasonable level of amenity.

Conclusion

- 9.59 Overall, the application is considered to have acceptable amenity impacts and would comply with policy DM2.1 of the Development Management Policies 2013.

Housing mix

- 9.60 Policy DM3.1 of the Islington Development Management Policies provides that all sites should provide a good mix of housing sizes. Table 3.1 sets out an indicative housing size mix required for each housing tenure. For market housing, 10% of units should be 1-bed, 75% should be 2-bed and 15% should be 3-bed.
- 9.61 The proposal provides a generally compliant mix of housing units with the provision of 5no. x 2 bed units and 2no. x 3 bed unit self-contained units, is welcomed in policy. The quality of the units and the amenity for these will be discussed in the next section.

Standard of Accommodation

- 9.62 In terms of new residential development, as well as having concern for the external quality in design terms it is vital that new units are of the highest quality internally, being, amongst other things of sufficient size, functional, accessible, private, offering sufficient storage space and also dual aspect. London Plan (2021) policy D6 requires that housing developments should be of the highest quality internally, externally and in relation to their context and the wider environment. Table 3.1 of the London Plan prescribes the minimum space standards for new housing, which is taken directly from the London Housing Design Guide space standards. Islington's Development Management policy DM3.4 also accords with these requirements, with additional requirements for storage space.
- 9.63 A new nationally described space standard (NDSS) was introduced on 25 March 2015 through a written ministerial statement as part of the New National Technical Housing Standards. These new standards came into effect on 1 October 2015.
- 9.64 Core Strategy CS9 part F of the same policy states that new homes need to provide dual-aspect units with clear distinction between a public and private sides.
- 9.65 Tables 3.2 and 3.3 of Policy DM3.4 of the Islington's DMP stipulate the minimum gross internal floor space required for residential units on the basis of the level of occupancy that could be reasonably expected within the proposed flats.

No. Bedrooms/ Expected Occupancy	Floor Space Provided (Approx.)	Minimum Required Floor Space	Provided Storage (Approx.)	Required Storage
R2 (3 bedroom, 5 person)	117 m ²	86 m ²	3 m ²	3 m ²
R3 (2 bedroom, 3 person)	63 m ²	61 m ²	2 m ²	2 m ²
R4 (2 bedroom, 3 person)	89 m ²	61 m ²	3 m ²	2 m ²
R5 (2 bedroom, 3 person)	89 m ²	61 m ²	3 m ²	2 m ²
R6 (2 bedroom, 3 person)	78 m ²	61 m ²	2 m ²	2 m ²
R7 (2 bedroom, 4 person)	74 m ²	70 m ²	3 m ²	2.5 m ²
R8 (3 bedroom, 5 person)	109 m ²	86 m ²	3 m ²	3 m ²

Table 7: Floorspace (new development)

- 9.66 All units, pass the minimum floorspace.
- 9.67 Storage is provided for all units, and comply with the minimum floorspace standards.
- 9.68 All double bedrooms provide a space of at least 12sq.m with single bedrooms providing at more than 8sq.m and above.
- 9.69 In regards to the NDSS (2015), the units would pass the requirements as set out, along with the London Plan (2021) policy H6, table 3.1.

Private outdoor space

- 9.70 In terms of amenity space, policy DM3.5 details how all new residential development should provide good quality private outdoor space, in accordance with the minimum required figures.

No. Bedrooms/ Expected Occupancy	Amenity Space Provided (Approx.)	Minimum Required Amenity Space
R2 (3 bedroom, 5 person) – Upper floor only	40 m ²	7 m ²
R3 (2 bedroom, 3 person) – Single storey unit	17 m ²	16 m ²
R4 (2 bedroom, 3 person)	19 m ²	16 m ²
R5 (2 bedroom, 3 person)	18 m ²	16 m ²
R6 (2 bedroom, 3 person)	22 m ²	16 m ²
R7 (2 bedroom, 4 person)	31 m ²	17 m ²
R8 (3 bedroom, 5 person)	44 m ²	18 m ²

Table 8: Floorspace (amenity space)

Quality of resultant residential accommodation

- 9.71 All units would have a generous floorspace and are dual aspect (except R6) with glazing facing within each private amenity space and towards the communal central area of the site, with obscure staircase windows providing some additional light to the first floor of units. All the units feature bedrooms of adequate space and kitchen and living room spaces provide a good level of floorspace with outlook from each room along with amenity spaces of adequate size for each type of unit. In regards to Average Daylight Factors (ADFs) for the new development, all rooms comply and provide an acceptable degree of daylight for each of the rooms.
- 9.72 Unit 6 is not dual aspect, and has been reduced to ensure the off site Council owned Maple Norway Tree can be accommodated to the south eastern boundary. Whilst not dual aspect, the flank glazing is lengthy and large at ground floor for the living/room/kitchen space, whilst both bedrooms also look south and are adequate in the size of the openings. The glazing at this unit

also look over the green space, park and trees of Belfont Walk and would provide a good level of outlook.

- 9.73 The No Sky Contour (daylight distribution) test has been considered for the proposed development. All rooms tested for direct skylight which is the key component of the test pass, other than the bedroom for R1 (now removed). The studio unit was since removed from the scheme and the ground floor space has been incorporated within Unit R2 which provides a spacious 3 bedroom unit with 2no. amenity spaces.
- 9.74 The proposed flats have their own access from the central communal space, and have built in cycle storage within each amenity space. There are clear boundaries between the communal space and each private residential unit which ensures a level of privacy and safety. First floor terrace spaces also provide natural surveillance over the site. There is an undercroft area to the north of the site which will be the sole access to the site, however this would be lit and such details would be secured by condition of consent.
- 9.75 Overall, the proposed residential units are considered to provide an acceptable level of accommodation complying with policy CS12 (meeting the housing challenge) of Islington Council's Core Strategy 2011, Islington's Development Management Policy DM3.4, D6 (Housing quality and standards) of the London Plan 2021, Technical Housing Standards- Nationally Described Space Standards (March 2015) and the NPPF 2021.

Accessibility

- 9.76 Local Plan policy DM2.2 and the Inclusive Design SPD remains a material consideration to any development.
- 9.77 Policy DM2.2 states that A. All developments shall demonstrate that they:
- i) provide for ease of and versatility in use;*
 - ii) deliver safe, legible and logical environments;*
 - iii) produce places and spaces that are convenient and enjoyable to use for everyone, and*
 - iv) bring together the design and management of a development from the outset and over its lifetime.*
- 9.78 The proposed residential units are required to satisfy Category 2 of the National Standard for Housing Design as set out in the Approved Document M 2015 'Accessible and adaptable dwellings' M4 (2). Apart from the National Standard, the Local Plan policy DM2.2 and the Inclusive Design SPD remains a material consideration to any residential development.
- 9.79 The Inclusive Design Officer was consulted as part of the application process. The officer made a number of comments on the quality of the residential units and made specific comments on meeting category 2 requirements. Unit R1 which has since been removed was also originally a wheelchair accessible unit, however whilst the applicant had made a fair attempt to provide an accessible unit, due to size requirements the proposal was not able to accommodate this unit from the advice provided by the Inclusive Design Officer. There is no statutory requirement for a M4(3) unit to be supplied, and as there are only 8 units in the scheme there is no clear policy requirement to include the unit. It was therefore agreed that it was omitted.
- 9.80 The applicant made a number of revisions to address the comments. Unit R7 has been re-planned so the internal arrangement includes a kitchen/dining area on the ground floor along with a bedroom, therefore improving the accessibility of the unit to respond to concerns that there was no WC and kitchen area at step free level. The floor plans were reworked to remove winders in order to meet Category 2 requirements, whilst bathroom doors were revised to open outwards to also meet the same requirements. Unit R2 also had cycle space moved to the

central communal area so as to not obstruct the staircase in line with the officer's comments. All units would be step free.

- 9.81 In regards to parking and transport the Inclusive Design Officer sought clarification on blue badge holders parking and this being within 75m of the site. The applicant detailed arrangements for safe drop and pick up and blue badge parking bay on Warlters Road and this was considered satisfactory by the officer.
- 9.82 Overall, the proposal seeks to adhere to the requirements of Policy DM2.2.

Crime Prevention

- 9.83 At pre-application stage comments were received from the Design out Crime Officer on the proposal. The officer stated that the Holloway ward suffers from a high volume of antisocial behaviour, as can be found detailed on Police.uk. It is therefore paramount that any future developments do not add to the issues the area already faces. Since the pre-application, the scheme has increased natural surveillance around the site with staircase glazing over the flank of dwellings and glazing to the south overlooking the green space and park, whilst glazing is proposed to the northern boundary.
- 9.84 The site would also have a security controlled pedestrian gate. The proposal would be conditioned to achieve Secured by Design accreditation to ensure that the development meets minimum police approved security standards as part of the Homes 2019 Guide.

Highways

Construction Management and Delivery and Servicing

- 9.85 A number of objections have been received in regards to concerns with how the site could be developed and the impacts on adjacent residential properties that surround the site.
- 9.86 The applicant has confirmed that there is an existing right of way through Parkhurst Court in both directions, therefore construction traffic can access the site with smaller vehicles. The main access point will be from Parkhurst Road which has a demountable bollard with a secondary access from Warlter's Road which also allows for vehicular access.
- 9.87 Historically the site was an access way to the 27 garages, and once development is completed, traffic flows will fall to a minimum which officers consider to be less disruptive in the long term. The new development will be car-free. Therefore future traffic flows are likely to be small. However, in any case, in order to ensure that management practices are implemented to ensure that the impact of construction on neighbouring residents is minimised, a condition has been recommended requiring the applicant to provide a Construction and Environmental Management Plan for the approval of the Local Planning Authority prior to the commencement of construction. Additionally the management plan will ensure that the construction activities and traffic movements related to the redevelopment of the site will be planned, managed and potential conflicts mitigated against to ensure the existing accessway to the site and the adjoining block are not compromised as the development progresses.
- 9.88 TfL have also provided comment on delivery and servicing and recommend a Delivery and Servicing Plan is conditioned to ensure the anticipated number of service/delivery vehicles can be accommodated on site or in a nearby lay-by. TfL also advise that swept path analysis should also be included to demonstrate deliveries and servicing can be undertaken safely in line with vision zero, the mayors aim to eliminate all death and serious injuries in London on the transport network by 2041 and the DSP should detail where delivery activities will be undertaken. The applicant has detailed turning circles and minimum widths within the November 2021 Design

Addendum document which shows vehicular access from the 2 access routes. The Delivery and Servicing Plan (Condition 7) will ensure these details are addressed.

Fire Access

- 9.89 The applicant has confirmed that the Fire Brigade can access the site from through Parkhurst Court & have their vehicles enter Belfont walk, which together brings all points of the development within the 45m firefighting radius which is a requirement within Approved Document B Requirement B5: *Access and facilities for the fire service Access and facilities for the fire service*. A Fire Statement was submitted following comments from London Fire Brigade who noted that they were unclear on the arrangements in allowing safe fire access to the site. The statement notes that there is an existing public fire hydrant is present adjacent to the entrance to Belfont Walk as indicated on Figure 6, being approximately 45m from the hardstanding area. This will offer a suitable firefighting water supply for use by the pumping appliance. The statement also details that that automatic suppression will be required within each dwellinghouse, which can be in the form of sprinkler systems and fire resistance external walls and floors.
- 9.90 London Fire Brigade provided a further response on the receipt of the statement, removing their comments in regards to the proposals being unclear in fire safety and consider the details at the Town and Country Planning Stage to be acceptable. However, in any case LFB would expect the applicant to adhere to Approved Document B prior to construction plans, which in this case can be satisfied given the access to the site from the two locations. Notwithstanding this, a condition shall be attached to ensure the proposed development should in every aspect adhere to Approved Document B Requirement B5: *Access and facilities for the fire service Access and facilities for the fire service*.

Car Free Development

- 9.91 Islington policy identifies that all new development shall be car free. Policy DM8.5 stipulates that no provision for vehicle parking or waiting will be allowed for new homes, except for essential drop-off and wheelchair accessible parking. The proposal does not include the provision of off-street car parking, and the loss of the existing parking is considered to be acceptable. Car free development means no parking provision will be allowed on site and occupiers will have no ability to obtain car parking permits, except for parking needed to meet the needs of disabled people. This is to be secured via s106.

Cycle storage

- 9.92 The site has excellent access to public transport and the Public Transport Accessibility (PTAL) rating is 6a. Bus routes within walking distance to the site are the 17, 91, 393 and N91 from Parkhurst Road, and the 17, 43, 263, 271 and N41 from Holloway Road. Holloway Road and Caledonian Road and Underground stations on the Piccadilly Line are a 10-15 minute walking distance from the site.
- 9.93 The provision of secure, sheltered and appropriately located cycle parking facilities (residents) will be expected in accordance with Transport for London's guidance: 'Cycle Parking Standards – TfL Proposed Guidelines' and Policy DM8.4 and Appendix 6 of the Development Management Policies 2013. In accordance with Appendix 6, 1 bicycle space is required per 1 bedroom space (C3). 17 Bedrooms are proposed across the site.
- 9.94 Each unit would include built in cycle storage within amenity spaces to each unit providing 2no. cycle spaces. In addition to the built in storage, the central communal area would include space for up to 5no. cycle spaces enclosed by metal gates. Visitor cycle parking is also included. 17 long stay and 3 short stay cycle parking spaces are proposed. This complies with DM8.4 and

slightly exceeds the minimum requirements set out in policy T5 (Cycling) of the London Plan, which is welcomed by TfL. A condition would be attached requiring further details including sections and elevations of the cycle storage area and the store enclosures would be accessed and how they would comply with London Cycling Design Standards (LCDS).

Refuse and recycling

- 9.95 Paragraph 5.2 of the Islington Street Environment Services 'Recycling and Refuse Storage Requirements' provides advice in relation to acceptable refuse and recycling provision for new residential units.
- 9.96 Built in refuse storage space is included within the north elevation at ground floor level. Refuse vehicles at present do not enter the Parkhurst Court driveway due to the widths and turning restrictions, therefore the development will have privately serviced waste management, with individual refuse bins to each house and communal recycling facilities taken by the operator through the Grounds of Parkhurst Court.
- 9.97 The arrangements are acceptable in principle, however further details including plans and sections and details on the private collection service shall be provided subject to a condition for the approval of the Local Planning Authority prior to occupation of the development.

Sustainability

- 9.98 Policy DM7.1 provides advice in relation to sustainable design and construction, stating 'Development proposals are required to integrate best practice sustainable design standards (as set out in the Environmental Design SPD), during design, construction and operation of the development'. The proposed development should be maximised in terms of energy efficiency and carbon emission reduction, in accordance with policy DM7.2.
- 9.99 The NPPF confirms that the purpose of the planning system is to contribute to the achievement of sustainable development, and policies relevant to sustainability are set out throughout the NPPF. Further planning policies relevant to sustainability are set out in chapter 5 of the London Plan, Core Strategy policy CS10 and chapter 7 of the Development Management Policies. Islington's Environmental Design SPD is also relevant.
- 9.100 It is the council's and the Mayor's objective that all developments meet the highest standards of sustainable design and construction and make the fullest contribution to the mitigation of and adaptation to climate change. Developments must demonstrate that they achieve a significant and measurable reduction in CO₂ emissions, following the London Plan energy hierarchy. All developments will be expected to demonstrate that energy efficiency has been maximised and that their heating, cooling and power systems have been selected to minimise CO₂ emissions. In this regard, it is policy that the feasibility of providing Combined Heat and Power (CHP) / Combined Cooling Heat and Power (CCHP) be fully explored.
- 9.101 The application is supported by an Energy Statement by erban consulting (May 2021) and Sustainable Design and Construction Statement by erban consulting (March 2021).
- 9.102 The submissions state that the scheme has been designed in accordance with Development Management Policies which seeks to address sustainable design and construction. The proposed development incorporates green roof and green landscaping. This is considered to be an improvement over the environmental quality of the existing site and would be in line with policy DM7.1. A condition would be attached to ensure that the green roof contains a substrate base of 80-150mm, and is planted/seeded with a mix of species containing no more than a maximum of 25% sedum. This is also supported by the Sustainability Officer.

- 9.103 The applicant seeks to provide exemplary buildings with an environmentally responsible design that conserves energy and enhances the environment which has been supported by an Energy statement and Sustainability Sustainable Design and Construction Statement. The scheme as detailed within the note is to be designed in accordance with the Be Lean, Be Clean and Be Green energy measures as set out within Policy 5.2 of the Development Management Policies Document (2013) which requires development proposals to make the fullest contribution to minimising carbon dioxide emissions. This is to ensure sustainable standards of design in the interest of addressing climate change and to secure sustainable development. In terms of drainage and surface water run-off levels at the site, details on how the scheme is designed to ensure no net increase in surface water drainage from the site post development is achieved would be conditioned in accordance with the standards stipulated by policy DM6.6.
- 9.104 Using SAP 10.0 carbon factors it is estimated that energy efficiency measures would enable the dwellings to achieve a 10% reduction in regulated CO2 emissions beyond a development which complies with Building Regulations Part L 2013.
- 9.105 Additionally, with further measures proposed it is likely that further reductions can take place. It is proposed that individual air source heat pumps are installed in each of the dwellings to provide space heating and hot water to provide a further 51% reduction in the developments regulated emissions. It is estimated that the installation of 46no. 370W solar photovoltaic panels would provide a yet further 26% reduction in the developments regulated emissions. It is estimated that a combination of energy efficiency measures, the installation of heat pumps and the installation of solar photovoltaic panels would enable the proposed dwellings to achieve a 87% on-site reduction in regulated CO2 emissions beyond emissions from a development which complies with Building Regulations Part L 2013 (equivalent to a 93% on-site reduction in regulated CO2 emissions in comparison with regulated emissions from a development which complies with Building Regulations Part L 2010). A condition shall be attached to ensure reductions of at least a 19% in regulated CO2 emissions, compared to compliance with the Building Regulations 2015 and an on-site reduction in regulated CO2 emissions of at least 25% in comparison with regulated emissions from a building which complies with Building Regulations Part L 2010 (equivalent to Code for Sustainable Homes level 4) unless such provision is not feasible.



Image 13: Proposed development including green roofs

- 9.106 The single storey parts of the roof will consist of wildflower green roofs, whilst the 2 storey roofs will consist of a sedum green roof. The communal areas will consist of small grasscreted areas to provide defensible spaces outside of kitchen doors along with raised planters. Planters are also proposed outside the bedroom space to unit R3. All units would be supported by external Air Source Heat Pumps and solar PV panels.
- 9.107 The Sustainability Officer notes that the use of SAP10 (Up to date methodology for calculating energy use) are welcomed, as is the use of Air Source Heat Pumps for each dwelling along with the use of PV panels that was requested in their consultation comments. Overall, the details are considered satisfactory.
- 9.108 The applicant has agreed to contribute the sum of £10,500 to carbon offsetting as outlined within the Planning Obligations (Section 106) Supplementary Planning Document (the SPD). This has been secured through a Unilateral Undertaking.

Trees and Ecology

- 9.109 DM6.5 states that Developments must protect, contribute to and enhance the landscape, biodiversity value and growing conditions of the development site and surrounding area, including protecting connectivity between habitats. Developments are required to maximise the provision of soft landscaping, including trees, shrubs and other vegetation, and maximise biodiversity benefits, including through the incorporation of wildlife habitats that complement surrounding habitats and support the council's Biodiversity Action Plan.
- 9.110 The application is supported by an Arboricultural Impact Assessment by Tamla Trees (September 2021) which details Arboricultural site supervision and tree protection measures for the trees that are located on all sides of the site boundary. This is an updated tree assessment, which now shows plans to retain the Norway Maple Tree located to the south east end of the site close to Belfont Walk. This is a mature tree owned by Islington Council. Plans originally detailed the removal of this tree to accommodate the residential development.
- 9.111 The Tree Officer objected to the removal of this tree known as T2, as it is considered a tree of good condition and high long-term amenity value. It is a publically owned tree that will not be allowed to be removed for a private residential development. It is a good quality tree of significantly high amenity value that is Local Authority owned and the officer considers that this is not a situation where it is necessary to remove this tree in order to develop the site.
- 9.112 The proposal was revised and the Norway Maple (T2) is to be retained. In retaining this tree, unit R6 has been reduced in its built form with the original single storey element cut from the development to ensure the root protection area of T2 was not impacted. During the course of the application, amendments also occurred to the amenity of space of this unit to ensure there was no short, medium and long term pressures to the tree post development from falling leaves, debris, fear of falling branches, nuisance and continuous maintenance. The area under the canopy was since turned in to a bin and bike store area along with an area of shade/drought resistance land, with the main private amenity space located in a separate location to the west.
- 9.113 In addition to the issues raised around T2 following comments from the Tree Officer, units R2 and R8 had their amenity spaces increased so as to ensure there were no significant future pressures on T4 which is a mature Horse Chestnut tree located just outside the site. Unit R2 was reduced in depth, which allowed for a greater amenity space that was less compromised from the canopy. Unit R8 has two amenity spaces, including a ground and first floor (balcony terrace). The second upper floor amenity space allows there to be less pressure on the tree as it faces away from the canopy and this was considered acceptable by the Tree Officer.

- 9.114 T1 within the development site is proposed to be removed, this was considered acceptable by the Tree Officer due to its low category rating (Category C).
- 9.115 The Tree Officer has reviewed the assessments provided including the latest arb assessment. The officer considers the Arboricultural Impact Assessment, contained within the submitted Arboricultural report to be adequate in order to protect the Council owned trees located to flanks of the site during all development works. The Proposal is therefore acceptable in this regard and those details are to be conditioned.
- 9.116 A condition would be attached to ensure Swift/Bat Boxes are integrated in to the development in line with the comments received from the Islington Swift Group.

Affordable Housing

- 9.117 Islington's Core Strategy Policy CS 12 - Meeting the housing challenge – states in part G that to provide affordable housing 50% of additional housing to be built in the Borough over the plan period should be affordable. All sites capable of delivering 10 or more units gross should provide affordable homes on site. Schemes below this threshold should provide a financial contribution towards affordable housing provision elsewhere in the Borough.
- 9.118 The Council's Affordable Housing Small Sites Contributions Supplementary Planning Document (the SPD) supports the implementation of the Core Strategy. The SPD confirms that all minor residential developments resulting in the creation of 1 or more additional residential units(s) are required to provide a commuted sum towards the cost of affordable housing on other sites in the Borough. The requirement applies not only to new build but also conversions of existing buildings resulting in the creation of new units and the subdivision of residential properties resulting in net additional units. Based on a study of the level of financial contribution that would be viable, the required contribution is £50,000 per additional (net) unit, which would accumulate to £350,000 for the 7 units now proposed.
- 9.119 The applicant has agreed to contribute the full sum of £350,000 to the Council's Affordable Housing Small Sites Contributions as outlined within the Supplementary Planning Document (the SPD). This has been secured through a Unilateral Undertaking.

Community Infrastructure Levy and S106 Planning Obligations

- 9.120 The Community Infrastructure Levy will be calculated in accordance with the Mayor's adopted Community Infrastructure Levy Charging Schedule 2019 and the Islington adopted Community Infrastructure Levy Charging Schedule 2014. Both LBI and London Mayoral CIL will apply to the scheme. The payments would be chargeable on implementation of the development.
- 9.121 The Islington CIL was adopted on 1 September 2014 and all applications determined after this date are liable for an Islington CIL payment.
- 9.122 The following heads of Terms would be secured within a s106 agreement (Unilateral Undertaking):
- 1) Small Sites Contribution towards affordable housing: £350,000
 - 2) CO2 offset payment: £10,500
 - 3) Car free development.

10. SUMMARY AND CONCLUSION

Summary

- 10.1 The proposal is considered to be acceptable, subject to conditions, and would not result in harm to the character or appearance of the local area and adjacent Conservation Area nor adversely impact on neighbour amenity. The proposal accords with policies DM2.1, DM2.3, DM3.1 and DM3.4 of the Development Management Policies (2013) and policies CS8, CS9, CS10 and CS12 of the Core Strategy 2011.
- 10.2 In accordance with the above assessment, it is considered that the proposed development is consistent with the policies of the London Plan, the Islington Core Strategy and the Islington Development Management Policies and should be approved accordingly.

Conclusion

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

APPENDIX 1 – RECOMMENDATIONS

RECCOMENDATION A

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

- Contribution of £350,000 towards affordable housing within the borough
- Contribution of £10,500 towards carbon off-setting.
- Car Free Development.

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

RECCOMENDATION B

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

List of Conditions:

1	COMMENCEMENT (3 YEAR CONSENT PERIOD)
	CONDITION: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission. REASON: To comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).
2	APPROVED PLANS LIST
	CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans: 0823-X-0100-GA-P11, 0823-X-0200-GA-P11, 0823-X-0201-GA-P11, 0823-X-0202-GA-P11, 0823-X-0300-GA-P11, 0823-X-0301-GA-P11, 0823-X-0302-GA-P11, 0823-X-0400-GA-P11, 0823-X-0401-GA-P11, Design & Access Statement (March 2021) by pH+, Arboricultural Impact Assessment by Tamla Trees (September 2021), Design Addendum_Rev A (June 2021) by PH+, Design Addendum_Rev B (November 2021) by PH+, Revised Daylight and Sunlight Assessment (May 2021) by erban consulting, Addendum to Daylight and Sunlight Assessment by erban consulting (November 2021) and Revised Energy Assessment by erban consulting (May 2021), Sustainable Design and Construction Statement (March 2021) by erban consulting and Fire Statement (Parkhurst Mews) by MU.Studio dated 17 th January 2021

	<p>REASON: To comply with Section 70(1) (a) of the Town and Country Act 1990 as amended and the Reason for Grant and also for the avoidance of doubt and in the interest of proper planning.</p>
3	<p>MATERIALS (DETAILS)</p> <p>CONDITION: Details and samples of all facing materials shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The details and samples shall include:</p> <ul style="list-style-type: none"> a) Brick (solid brick) final colour, type and sample panel for the main elevations b) windows (annodised metal) and door treatment (including sections and reveals); c) Balcony and terrace balustrading and screening; d) Lighting details and e) any other materials to be used. <p>The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter into perpetuity.</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 and preserves the character and appearance of the Conservation Area.</p>
4	<p>CONSTRUCTION AND ENVIRONMENTAL MANAGEMENT PLAN (DETAILS)</p> <p>CONDITION: Notwithstanding the details submitted with the application, a Construction and Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The CEMP should refer to Islington's Code of Practice for Construction Sites (2018) and include details and arrangements regarding:</p> <ul style="list-style-type: none"> a) The notification of neighbours with regard to specific works; b) Advance notification of any access way, pavement, or road closures; c) Details regarding parking, deliveries and storage including details of the routing, loading, off-loading, parking and turning of delivery and construction vehicles and the accommodation of all site operatives', visitors' and construction vehicles during the construction period; d) Details regarding the planned demolition and construction vehicle routes and access to the site; e) Details regarding dust mitigation and measures to prevent the deposit of mud and debris on the public highway. No vehicles shall leave the site until their wheels, chassis and external bodywork have been effectively cleaned and washed free of earth, mud, clay, gravel, stones or any other similar substance; f) Details of waste storage within the site to prevent debris on the surrounding estate and the highway and a scheme for recycling/disposing of waste resulting from demolition and construction works; g) The proposed hours and days of work (with reference to the limitations of noisy work which shall not take place outside the hours of 08.00-18.00 Monday to Friday, 08.00-13.00 on Saturdays, and none on Sundays or Bank Holidays.) h) Details of any proposed external illumination and/or floodlighting during construction, including positions and hours of lighting; i) Details of measures taken to prevent noise disturbance to surrounding residents;

	<p>j) Information on access and security measures proposed to prevent security breaches at the existing entrances to the site, to prevent danger or harm to the neighbouring residents, and to avoid harm to neighbour amenity caused by site workers at the entrances to the site;</p> <p>k) Details addressing environmental and amenity impacts (including (but not limited to) noise, air quality, smoke and odour, vibration and TV reception)</p> <p>l) Details as to how safe and convenient vehicle access will be maintained for all existing vehicle traffic at all times, including emergency service vehicles;</p> <p>m) Details of any construction compound including the siting of any temporary site office, toilets, skips or any other structure; and</p> <p>n) Details of any further measures taken to limit and mitigate the impact of construction upon the operation of the highway and the amenity of the area.</p> <p>o) Details of measures taken to minimise the impacts of the construction process on air quality, including NRMM registration.</p> <p>The report shall assess the impacts during the preparation/demolition, excavation and construction phases of the development on the surrounding roads, together with means of mitigating any identified impacts. The report shall also identify other local developments and highways works, and demonstrate how vehicle movements would be planned to avoid clashes and/or highway obstruction on the surrounding roads.</p> <p>The demolition and development shall thereafter be carried out in accordance with the approved details and measures.</p> <p>REASON: In order to secure the safe and efficient operation of the highway network, local residential amenity and to mitigate the impacts of the development.</p>
5	<p>REFUSE/RECYCLING (DETAILS)</p>
	<p>CONDITION: Details of refuse / recycling storage and private collection arrangements shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development.</p> <p>The refuse / recycling storage and private collection arrangements shall ensure that storage bins do not obstruct the public highway. The dedicated refuse / recycling enclosure(s) approved shall be provided prior to the first occupation of the development hereby approved and shall be maintained as such thereafter.</p> <p>REASON: To secure the necessary physical waste enclosures to support the development and to ensure that responsible waste management practices are adhered to.</p>
6	<p>CYCLE PARKING (DETAILS)</p>
	<p>CONDITION: Details of the layout, design and appearance (shown in context) of the bicycle storage area(s) for the site shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of the Hereby approved development. The storage area(s) shall be secure and provide for no less than 17 for the residential units hereby approved.</p> <p>The bicycle storage area(s) shall be provided strictly in accordance with the details so approved, provided/erected prior to the first occupation of the development, and maintained as such thereafter.</p>

	REASON: To ensure adequate cycle parking is available and easily accessible on site and to promote sustainable modes of transport
7	DELIVERY AND SERVICING PLAN (DETAILS)
	<p>CONDITION: Details of delivery and servicing to the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.</p> <p>The details shall demonstrate that the anticipated number of service/delivery vehicles can be accommodated on site or in a nearby lay-by.</p> <p>Swept path analysis should also be included to demonstrate deliveries and servicing can be undertaken safely.</p> <p>The delivery and servicing of the site shall take place in accordance with the details so approved permanently thereafter.</p> <p>REASON: In order to secure the safe and efficient operation of the highway network, local residential amenity and to mitigate the impacts of the development.</p>
8	TERRACE (DETAILS)
	<p>CONDITION: Prior to occupation of the development hereby approved, details (including plans, elevations and sections) of terrace screening shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>REASON: To prevent undue overlooking to neighbouring residential properties.</p>
9	DESIGN OUT CRIME (DETAILS)
	<p>CONDITION: Prior to commencement of the development hereby approved, details of how the development achieves Secured by Design accreditation shall be submitted to and approved in writing by the Local Planning Authority.</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 interests of safety and security.</p>
10	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

	<p>the roads, parking areas and driveways to be constructed using a no-dig specification. Details shall include relevant sections through them.</p> <p>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.</p> <p>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.</p> <p>h. a specification for scaffolding and ground protection within tree protection zones.</p> <p>i. Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.</p> <p>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</p> <p>k. Boundary treatments within the RPA</p> <p>l. Methodology and detailed assessment of root pruning</p> <p>m. Reporting of inspection and supervision</p> <p>n. Methods to improve the rooting environment for retained and proposed trees and landscaping</p> <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 DM2.3 and DM6.5, policies G1, G5 and G7 of the London Plan and pursuant to section 197 of the Town and Country Planning Act 1990.</p>
11	TREE PROTECTION (COMPLIANCE)
	<p>CONDITION: No retained tree shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner during the development phase and thereafter within 5 years from the date of occupation of the building for its permitted use, other than in accordance with the approved plans and particulars or as may be permitted by prior approval in writing from the local planning authority.</p> <p>REASON: Required to safeguard and enhance the character and amenity of the area, to provide ecological, environmental and bio-diversity benefits and to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality in accordance with Policy DM2.3 and DM6.5 and policies G1, G5 and G7 of the London Plan.</p>
12	WATER EFFICIENCY REQUIREMENTS (COMPLIANCE)
	<p>CONDITION: The development hereby permitted shall be constructed to achieve the water efficiency requirements (95 litres/person/day) of Part G of Policy 7.4 of Development Management Policies (2013) and Environmental Design SPD. The measures shall be implemented in full and retained thereafter.</p> <p>REASON: To ensure the water efficiency of the development.</p>
13	CARBON EFFICIENCY (DETAILS)

	<p>CONDITION: The development hereby permitted shall be constructed to achieve a 19% reduction in regulated CO2 emissions, compared to compliance with the Building Regulations 2015 and an on-site reduction in regulated CO2 emissions of at least 25% in comparison with regulated emissions from a building which complies with Building Regulations Part L 2010 (equivalent to Code for Sustainable Homes level 4) unless such provision is not feasible.</p> <p>REASON: In the interest of securing sustainable development.</p>
14	BIODIVERSE GREEN ROOF (COMPLIANCE)
	<p>CONDITION: The biodiversity green roof as indicated on Drawing No. 0823-X-0202-GA-P11, shall be:</p> <p>a) biodiversity based with extensive substrate base (depth 80- 150mm);</p> <p>b) laid out in accordance with plan number 0823-X-0202-GA-P11, hereby approved; and</p> <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 roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency. The biodiversity roof shall be carried out strictly in accordance with the details specified and shall be maintained as such thereafter into perpetuity.</p> <p>REASON: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity.</p>
15	DRAINAGE (DETAILS)
	<p>CONDITION: Details of a drainage strategy for a sustainable urban drainage system shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.</p> <p>The details shall be based on an assessment of the potential for disposing of surface water by means of appropriate sustainable drainage systems and be designed to maximize water quality, amenity and biodiversity benefits. The submitted details shall include the scheme's peak runoff rate and storage volume and demonstrate how the scheme will achieve a no net increase in surface water run-off from the site post-development.</p> <p>The drainage system shall be installed/operational prior to the first occupation 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: To ensure the sustainable management of water.</p>
16	LANDSCAPING PLAN (DETAILS)
	<p>CONDITION: A landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The landscaping scheme shall include the following details:</p>

	<p>a) a biodiversity statement detailing how the landscaping scheme maximises biodiversity;</p> <p>b) existing and proposed underground services and their relationship to both hard and soft landscaping;</p> <p>c) soft plantings: including grass and turf areas, shrub and herbaceous areas;</p> <p>d) topographical survey: including earthworks, ground finishes, top soiling with both conserved and imported topsoil(s), levels, drainage and fall in drain types;</p> <p>e) enclosures: including types, dimensions and treatments of walls, fences, screen walls, barriers, rails, retaining walls and hedges;</p> <p>f) hard landscaping: including ground surfaces, kerbs, edges, ridge and flexible pavings, unit paving, furniture, steps and if applicable synthetic surfaces; and</p> <p>g) any other landscaping feature(s) forming part of the scheme. All landscaping in accordance with the approved scheme shall be completed / planted during the first planting season following practical completion of the development hereby approved.</p> <p>The landscaping and tree planting shall have a two-year maintenance / watering provision following planting and any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of completion of the development shall be replaced with the same species or an approved alternative to the satisfaction of the Local Planning Authority within the next planting season.</p> <p>The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: In the interest of biodiversity, sustainability, and to ensure that a satisfactory standard of visual amenity is provided and maintained.</p>
17	ACCESSIBLE HOME STANDARDS (COMPLIANCE)
	<p>CONDITION: The residential dwellings, in accordance with the Access Statement and plans hereby approved, shall be constructed to the standards for flexible homes in Islington ('Accessible Housing in Islington' SPD) and incorporating all Lifetime Homes Standards.</p> <p>REASON: To secure the provision of flexible, visitable and adaptable homes appropriate to diverse and changing needs.</p>
18	BAT/BIRD BOX (COMPLIANCE)
	<p>CONDITION: A minimum of 8 no. bat and/or bird nesting boxes / bricks shall be installed prior to the first occupation of the development hereby approved, and shall be retained into perpetuity.</p> <p>REASON: To ensure the development provides the maximum possible provision towards creation of habitats and bio diversity enhancements.</p>

19	FIRE SAFETY (COMPLIANCE)
	<p>CONDITION: The hereby approved development shall in every aspect adhere to <i>Approved Document B Requirement B5: Access and facilities for the fire service</i></p> <p>Access and facilities for the fire service.</p> <p>REASON: To ensure safety of future occupiers of the development.</p>

List of Informatives:

1	Construction works
	<p>INFORMATIVE: Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Pollution Team, Islington Council, 222 Upper Street London N1 1XR (Tel. No. 020 7527 3258 or by email pollution@islington.gov.uk) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.</p>
2	Highways Requirements
	<p>INFORMATIVE: 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. 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. 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. 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. 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.</p>
3	Tree Works
	<p>INFORMATIVE: The following British Standards should be referred to:</p> <ul style="list-style-type: none"> a. BS: 3998:2010 Tree work – Recommendations b. BS: 5837 (2012) Trees in relation to demolition, design and construction - Recommendations

APPENDIX 2: RELEVANT DEVELOPMENT PLAN POLICIES AND GUIDANCE

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

1. National and Regional Guidance

The National Planning Policy Framework 2021 seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF is a material consideration and has been taken into account as part of the assessment of these proposals.

- NPPF (2021)

2. Development Plan

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

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

Policy D4 Delivering good design
Policy D5 Inclusive design
Policy D14 Noise
Policy HC1 Heritage conservation and growth
Policy SI 1 Improving air quality
Policy SI 2 Minimising greenhouse gas emissions
Policy SI 3 Energy infrastructure
Policy T1 Strategic approach to transport
Policy T4 Assessing and mitigating transport impacts
Policy T5 Cycling

B) Islington Core Strategy 2011

Policy CS8 Enhancing Islington's Character
Policy CS9 Protecting and enhancing Islington's built and historic environment
Policy CS10 Sustainable design
Policy CS11 Waste
Policy CS12 Meeting the Housing Challenge
Policy CS18 Delivery and infrastructure

C) Development Management Policies June 2013

Policy DM2.1 Design
Policy DM2.2 Inclusive Design
Policy DM2.3 Heritage
Policy DM3.1 Housing Mix
Policy DM3.4 Housing Standards
Policy DM3.5 Private Amenity Space
Policy DM6.1 Healthy development
Policy DM6.5 Landscaping, trees and biodiversity
Policy DM6.6 Flood prevention
Policy DM7.1 Sustainable Design and Construction

Policy DM7.2 Energy efficiency and carbon reduction in minor schemes
Policy DM8.4 Walking and Cycling
Policy DM8.5 Vehicle Parking
Policy DM8.6 Delivery and servicing for new developments

3. Designations

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

- Core Strategy Key Areas (Nags Head and Upper Holloway)

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

The following SPGs and/or SPDs are relevant:

London Plan – Accessible London (2016) and Character and Context (2014).

5. Emerging Policies

Draft Islington Local Plan (2019)

Emerging policies relevant to this application are set out below:

Policy DH2 Heritage Assets

Policy DH1 Fostering innovation and conserving and enhancing the historic environment

Policy G4 Biodiversity, landscape design and trees

Policy G1 Green Infrastructure

Policy G5 Green Roofs

Policy H4 Delivering High Quality Housing

Policy H5 Private Outdoor Space

Policy S1 Delivering Sustainable Design

Policy S2 Sustainable Design and Construction

Policy T3 Car Free Development Parking

Policy T2 Sustainable Transport Choices

Policy T5 Delivery, Servicing and Construction

Policy ST2 Waste