



PLANNING COMMITTEE REPORT



PLANNING COMMITTEE		AGENDA ITEM	B1
Date:	08 March 2022	NON-EXEMPT	

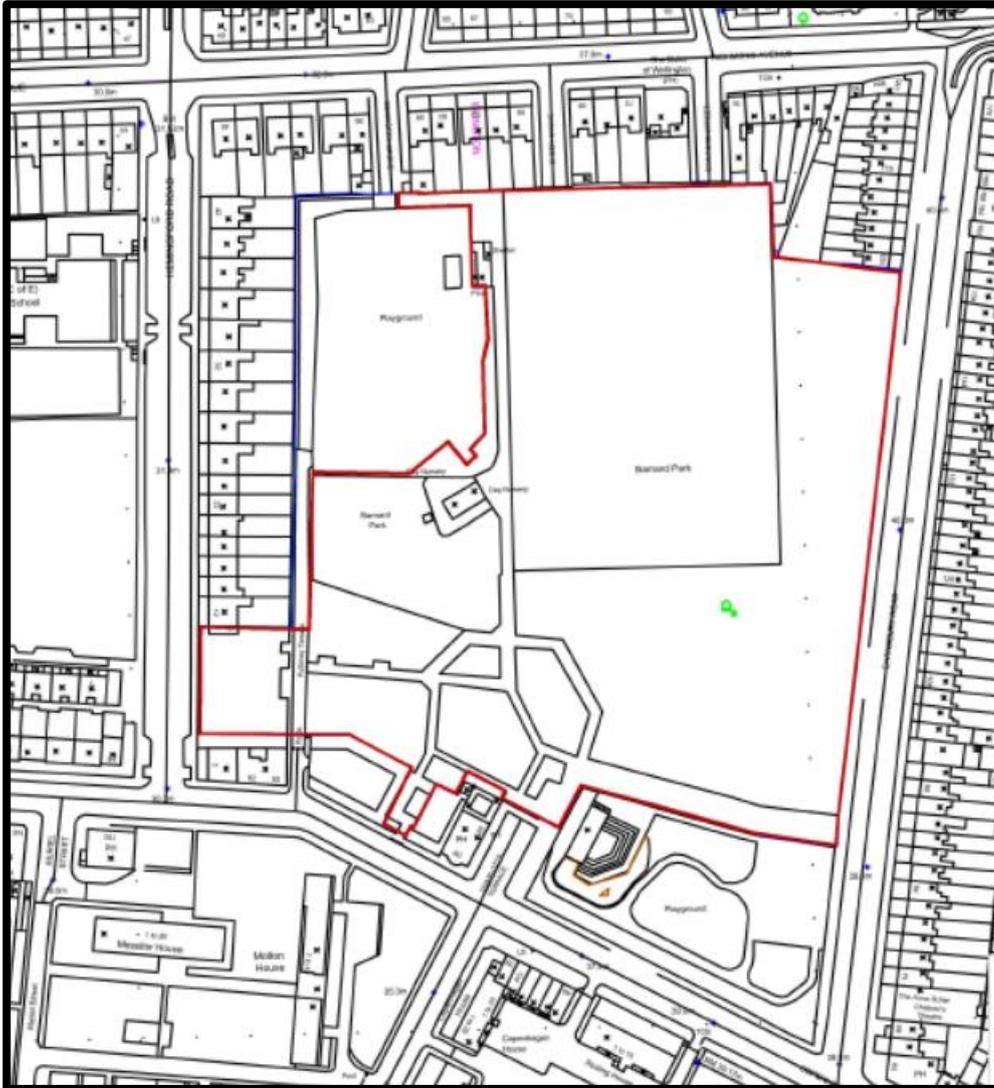
Application number	P2021/3658/FUL
Application type	Full Planning Application (Council's Own)
Ward	Barnsbury
Listed building	No
Conservation area	Barnsbury Conservation Area
Development Plan Context	Local cycle route Major cycle route Local views from Archway Road/Bridge Public Open Space (OS 18 – Barnard Park) (AP1) Barnard Park (Designated Adventure Playground) Site of Nature Conservation (SINC4 – Local) Article 4 Direction A1-A2 (Res of Borough)
Licensing Implications	None
Site Address	Barnard Park, Copenhagen Street, London, N1 0NL
Proposal	Refurbishment and improvement works to park to include: replacement of existing Redgra pitch with 9-a-side pitch and associated retaining walls; creation of new grass area for amenity recreation and sports use; removal of existing park buildings and erection of new community hub building; new and reconfigured entrances and footpaths; installation of adult gym equipment; park furniture; removal and replacement of trees; and landscaping throughout.

Case Officer	Samir Benmbarek
Applicant	Ms Valentina Sbrana- Islington Council
Agent	None

1. RECOMMENDATION

The Committee is asked to resolve to **GRANT** planning permission subject to the conditions set out in Appendix 1 (Recommendation A)

2. SITE PLAN (site outlined in red)



3. PHOTOS OF SITE/STREET



Image 1: Aerial view of site looking north.



Image 2: Aerial view of site looking south.



Image 3: Charlotte Terrace entrance.

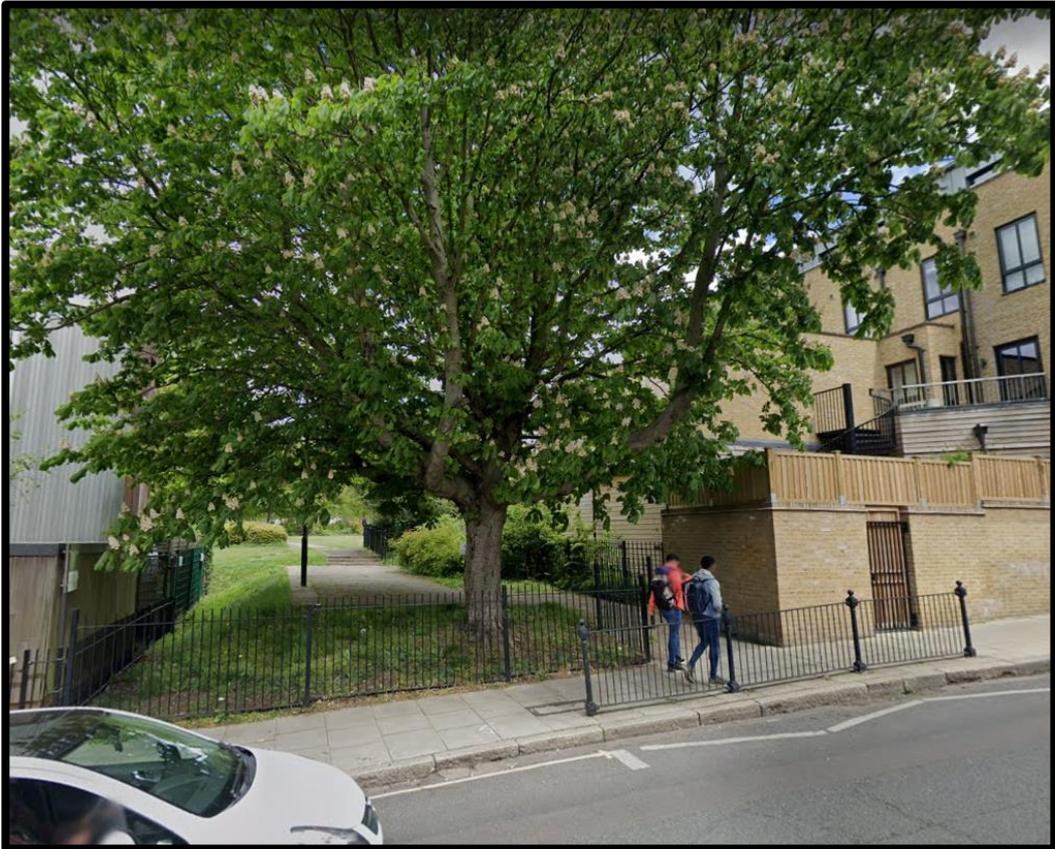


Image 4: Copenhagen Street entrance (to be closed off as part of the proposed development).



Images 5 & 6: View of park from Sheen Grove and Boxworth Grove (northern entrance to be relocated as part of the proposed development).



Image 7: Existing 11 x 11 aside Redgra pitch.



Image 8: Existing Boxworth Grove entrance.



Image 9: Existing main park path with Redgra pitch to the right and one o'clock club to the left.

4. SUMMARY

- 4.1 This planning application seeks permission to refurbish and upgrade the existing park to include: a new and relocated 9 aside 3G sports pitch and associated fencing and floodlights; the erection of a new single storey community hub building; and landscaping works. Other developments proposed are the refurbishment and relocation of the entrances to the park, installation of gym equipment, seating and picnic furniture, tree planting and new and upgraded routes through the park.
- 4.2 The application site has an area of 3.20 hectares (31,299sqm) which includes an existing hardstanding 11-aside Redgra pitch with an area of 8,990sqm. The application is therefore classed as a major application and requires presentation at Planning Committee as the site area is more than 1 hectare (10,000sqm).
- 4.3 The park contains two buildings: the One o' Clock club and a caretaker's lodge. These have a combined total floorspace of 152 sqm. Both buildings sit within designated open space and a site of importance for nature conservation (SINC) . These two buildings would be demolished and replaced with a new community hub building. This building would be located in close proximity to the site of the existing One O'clock club building. The new community building would have a GEA of 159.4sqm. The footprint of this building would exceed the footprint of the two existing buildings by 7.4sqm. The new community hub building would also be located within Public Open Space and SINC.
- 4.4 The proposed development would provide improved formal and informal sports provision at the site, with the pitch being designed to meet enhanced pitch design requirements for rugby usage (confirmed not to prejudice its ongoing use for football). This enhanced design increases the number of formal sports groups that can meaningfully use the new facility. However the quantity of sports pitch facilities would be reduced from 8,990sqm to 5,764sqm (a reduction of 35.9%), replacing the 11 –aside Redgra pitch with a 9 aside pitch and this (despite enhancements in quality, improved management and meeting current identified local need), would conflict with policies CS17A and B, DM6.4 Part C V) and the proposals do not entirely meet London Plan policy S5 Part C (1). The significant improvements to quality, expanded sport usage, provision of informal sports area and management and booking system have all secured Sport England's support for this proposals despite the reduction in size.
- 4.5 Furthermore, whilst the proposed development would result in a very minor increase of open space being occupied by the new building this is considered to be balanced by the landscape enhancements, accessibility improvements and the overall improvement to the quality of the park including biodiversity. In this regard these mitigating aspects of the proposed development are considered to justify a departure from policy DM6.3 (A) that resists any loss of public open space. It should be noted that despite a minor loss of SINC area, the proposals are considered to significantly enhance the biodiversity within the site and therefore enhance the SINC designation.
- 4.6 The proposed development would introduce a single storey Community Hub building at 3.2m in height, located centrally within the park, in close proximity to the current One O'Clock building and whilst the floor area would be greater than the two buildings to be demolished the overall height and massing of the building would not overwhelm or dominate the open and spacious character of the park. Having carefully assessed the visual and heritage impacts, it is considered that the proposed development would not adversely affect the character nor appearance of the Barnsbury Conservation Area, and would in fact better reveal the significance of adjacent listed buildings in terms of their setting. In design terms, the proposed new community hub building and landscaping works would result in improvements to the parks overall appearance that are considered to be acceptable and comply with the relevant design, conservation and heritage policies.
- 4.7 The proposal would also include a green roof to the Community Hub building and an air source heat pump. It would also be designed to achieve BREEAM 'Very Good' rating. As the application was not accompanied by a Sustainable Construction and Design Statement, one will be required by pre-commencement condition to secure further energy efficiency improvements. The proposals would significantly enhance the ecological and biodiversity features of the park to comply with the

SINC policy requirements. Subject to conditions, the energy, sustainability and biodiversity measures are considered to (or able to) comply with the Development Plan's requirements

- 4.8 The proposed development would not result in an unacceptable impact on nearby residential properties or the local area in terms of loss of natural light, privacy, overlooking, due to the significant separation distances to local properties and the single storey nature of the replacement Community Hub building. Noise impacts would be mitigated through the imposition of appropriate planning conditions to secure hours of use of the sports pitch and Hub building and a management plan to be secured by condition.
- 4.9 Overall, whilst the proposals would conflict with Development Management Policies DM6.3 through development on public open space (7.4sqm loss), there are mitigating factors that justify a departure in this instance due to significant enhancements in quality of sports pitches, as well as in the flexibility, quality and accessibility of the park including ecological value, as noted in the summary above. In other respects the application is considered to be in accordance with remaining and relevant policies within the Development Plan, and is therefore recommended for approval subject to appropriate conditions as set out in Appendix 1 of this report.

5. SITE AND SURROUNDINGS

- 5.1 The application site is a large park located on the northern side of Copenhagen Street and the western side of Barnsbury Road. The whole park has an area of 3.6 hectares (or 36,000sqm) whilst the application site within the park has an area of 3.13 hectares (or 31,299 sqm). The park itself is bounded to the north by Richmond Avenue (with Boxworth Grove providing a northern entrance to the park) and Hemingford Road to the west.
- 5.2 The site is not statutorily or locally listed. However, it is located within the Barnsbury Conservation Area. The site is designated as public open space (OS18). The site is also a designated Site of Importance for Nature Conservation (SINC) and is of local level significance (SINC 4).
- 5.3 The existing site comprises:
- a hardstanding 11 a-side Redgra pitch occupying an area between the centre of the park and the north (which is noted by the applicant to cover almost one third of the park);
 - a children's playground to the north west;
 - a main north-to-south hardstanding path through the centre of the park;
 - secondary routes radiating from the Charlotte Terrace entrance of the park; and
 - two single storey buildings. These buildings measure 144sqm in floor area and house the One o'Clock Club and caretaker's building (and toilets) and are constructed of brick.
- 5.4 The park boundary consists of metal railings and gates in a black painted finish. Existing entrances are located at Charlotte Terrace (considered the main entrance), Copenhagen Street, Boxworth Grove and Barnsbury Road.
- 5.5 The park was formed after WWII bomb damage with the existing site formerly accommodating housing and other buildings in a similar street pattern to the surrounding area. This is seen with remnants of the cobble stone path that was the former Alma Grove.
- 5.6 The existing use of the site is sui generis and is a public park owned and managed by Islington Council. It is considered that as the two existing buildings support the main public open space functions of the park, they also benefit from a sui generis use class.
- 5.7 The character and use of the surrounding area is dense and predominantly residential with more mixed uses, including commercial uses, located to the South East by the Angel.

6. PROPOSAL (IN DETAIL)



Image 10: Proposed masterplan 1

- 6.1 The proposal would refurbish and upgrade the existing park to include a new and relocated sports pitch replacing the existing 11 a side pitch. The proposals also include the removal of the existing park buildings and the erection of a new single storey Community Hub building (located in a similar position to the existing One o’Clock Club building) and landscaping works. The refurbishment and relocation of the entrances to the park, installation of gym equipment and seating and picnic furniture, tree planting and new and upgraded routes through the park are also proposed.
- 6.2 The replacement 9 a-side 3G football sports pitch would occupy an area of approximately 5,764sqm (a 35.9% reduction) and would include the erection of eight (8) floodlights positioned on 12m tall columns, to facilitate use of the pitch after daylight hours. The lights would utilise flat glass technology. New boundary fencing is also proposed to the pitch that would be mainly used for 9-a-side football and rugby. The application is supported by a ‘Barnard Park 3G Football Pitch Management Plan’ that includes details of one member of staff being on site at all times (operating from the new community hub building) and sets out pricing schedules for the football pitch hire.
- 6.3 An enhanced central green area will offer opportunities for bookable sports and recreational activities, an outdoor gym adjacent to the sports pitch, a new curved central footpath and a new diagonal footpath linking to Barnsbury Road, new park furniture, signage and information boards and installation of Sustainable Urban Drainage Systems (SUDs).
- 6.4 The new Community Hub building would be located in a similar location to the existing One O’Clock Club building, by the south western corner of the new 9-a-side football pitch. The building would measure 159.4sqm (7.4sqm larger than the two buildings to be demolished) and would be constructed of black brickwork with black and grey aluminium fascia banding and framing for the glazing. The flat roof of the building would accommodate a green roof (wild flower meadow) and an air-source heat pump. The Community Hub building would accommodate:
- the park manager's office;
 - a kitchen;
 - a kiosk / servery;
 - a multi-use hall for under 5s (for the use of the One O’Clock Club);
 - accessible changing rooms;

- storage rooms; and
- toilets, including accessible toilets.

6.5 The entrance improvements would affect 3 park entrances and consist of the relocation of the Hemingford Road entrance gate away from the existing mature tree and terrace of houses, and the relocation of the northern entrance from Boxworth Grove to Sheen Grove. The works to facilitate this would be of a matching appearance to the existing boundary and gate treatment. The Copenhagen Street entrance would close and be turned into a wildlife area.

6.6 New and improved routing is proposed with the paths towards the south of the park being removed and replaced with a main route linking the Charlotte Terrace entrance to the new community hub building and sports pitch. From there the path splits into two with a longer path looping around a new green area to the relocated northern entrance before routing eastwards to Barnsbury Road. The shorter path provides a more direct route to the same Barnsbury Road entrance. A path is also maintained towards Hemingford Road whilst secondary routes are proposed within the new trees planted at the south-eastern part of the site.

6.7 A total of 13 trees are proposed to be removed to facilitate the redevelopment of the park although 51 replacement trees to enhance the greening of the park and improve habitats are also proposed. These green enhancements include thicket and wildlife planting around the northern and southern perimeters of the park, a new green area for casual use as well as informal sports use, other smaller grass areas, as well as small wildlife pockets by the proposed closed entrances (Copenhagen Street and Boxworth Grove). Furthermore, the proposals include swales (or hollows) to the edges of the soft green areas, log piles and brushwood trimmings as bird and insect habitats within thicket planted areas, loggeries buried in the ground to encourage stag beetles and bird and bat boxes within mature trees and beneath the overhanging eaves of the Hub Building.

6.8 Sustainable Urban Drainage Systems (SUDs) proposals include:

- Swales: Areas of swale are proposed at either side of the proposed central green space. Surface water will run into these shallow grassed depressions which will act as attenuation areas in periods of extended heavy rain fall. The majority of the time these areas will not be required to hold water and will just be attractive areas of long grass and planting.
- Permeable footpaths: The areas of proposed footpath that are beneath existing trees will be of a permeable construction. The new footpaths from Barnsbury Road entrance will be permeable resin bound gravel.
- The new sports pitch: This will be built over a free-draining permeable stone sub-base avoiding a piped connection to a surface water drainage system. The replacement pitch will be a natural grass sports surface (replacing the impervious Redgra pitch).
- Drainage: All new footpaths will have surface falls tipping to areas of soft landscape. The central green levels will be 'crowned' i.e. slightly higher in the centre, falling to the sides. Details of the drainage and turf will be finalised with a specialist sports contractor. There are no proposals to make new connections to the surface water drainage system.

6.9 Cycle parking is proposed for 12 cycles nearby the Charlotte Terrace and Barnsbury Road (south) entrances with seating proposed along the paths and around the sports pitch. Refuse storage is proposed by the community building by the centre of the park.

7. RELEVANT HISTORY:

Barnard Park, Copenhagen Street

7.1 P2016/1109/FUL- Refurbishment of east side of Barnard Park including improvements to football pitch, planting, turfed areas and re-design and layout of pathways. AMENDED DOCUMENTS SUBMITTED - illustrating additional fencing around the informal 'central green area' and supplementary information to support the proposed Barnard Park scheme inclusive of the proposed 7-a-side, 3G astro turf football pitch.

- 7.2 This application was initially presented to the Planning Sub-Committee A on the 18th July 2016. Of particular note during that meeting, a member stated that the current pitch at 8,990sqm was larger than a full sized pitch of 7,140sqm so reducing it to a full sized pitch would reduce its dominance. Alternatively other sized pitches could be considered. It was suggested that, in line with the advice contained in the letter of objection from Sport England, a 9-a-side pitch would be of most use to local schools.
- 7.3 The application was deferred to enable more consideration to be given to different sized football pitches – based on Sport England comments on pitch sizes, and the balance of sports and leisure use.
- 7.4 Following a meeting with Sport England, amended drawings were submitted. However they continued to include a 7 – a - side sports pitch. Supplementary information was provided to support the proposed Barnard Park scheme inclusive of the proposed 7-a-side 3G astro turf football pitch. Sport England maintained their objections. On 9 May 2017 the Planning Committee resolved to grant planning permission subject to conditions and a legal agreement.
- 7.5 Subsequent to the Planning Committee meeting and the resolution to grant planning permission (subject to legal agreement and conditions) the Secretary of State called in the application for decision due to the outstanding Sports England objection. Greenspace withdrew the application to continue dialogue with Sport England to reach a compromise.

Pre-Application Discussions

- 7.6 A PPA was undertaken between the applicant and planning officers that consisted of an initial meeting, two design workshops and a follow-up meeting. Throughout the process, the initial design of the scheme (similar to the 2016 scheme) eventually evolved into the current submission through discussions and advice pertaining to the below:
- **Community hub building:** To provide a building that is contextual and durable for its location within a park within the Barnsbury Conservation Area. The building should also be inviting and attractive to all users as well as accessible.
 - **Entrances and paths:** The paths should be simplified with more space provided for soft and green areas rather than provide more hardstanding with unnecessary paths. Wayfinding means should be provided at each entrance and it is suggested to relocate the Boxworth Grove entrance to Sheen Grove to improve user safety and accessibility. It was also advised to close the secondary Copenhagen Street entrance.
 - **Landscaping and planting:** More informal and social green space to be provided in the scheme for other casual users of the park. Where the closed Copenhagen Street and Boxworth Grove entrances are located, the associated pockets of open space can be converted into wildlife planting to enhance biodiversity. An increase in tree planting should be sought.

8. CONSULTATION

Public Consultation

- 8.1 Letters were sent to occupants of 604 adjoining and nearby properties at Copenhagen Street, Hemingford Road, Richmond Avenue and Barnsbury Road on 12/01/2022.
- 8.2 Multiple site notices and a press notice were displayed on 13/01/2022. The public consultation of the application therefore expired on 17/02/2022; however, it is the Council's practice to continue to consider representations made up until the date of a decision.
- 8.3 At the time of the writing of this report a total of 59 responses had been received from the public with regard to the application. The issues raised can be summarised as follows:

8.4 OBJECTION RESPONSES

- Reduction in size of existing Redgra pitch; the pitch encourages community interaction and fitness. It discourages crime and occupies young people in an outdoor space inner city borough. The pitch allows the opportunity for group activities for a low price which means it is accessible to all. Downsizing the pitch when youth crime and lack of fitness is an issue is shocking.
- A 9 – aside pitch is of no use to local teams progress through the age groups
- Would protest against any plans to reduce the pitch size, lock it or charge for access.
- Incoherent spatial layout with the location of the sports pitch dominating in the centre with disparate green areas around it;
- No air quality impact assessment/assessment of impact on air quality from barbeques;

8.5 OFFICER RESPONSE: Please refer to the Land Use (Sports Provision) and Design sections in respect the first and second points respectively. An air quality assessment was not requested in this instance as the proposals are for improvements to an existing park and is not proposing a new (large scale or minor) residential, health or other use (or a change of use) where it would be considered necessary to mitigate impacts on air quality.

8.6 SUPPORT RESPONSES

- Support to overall redevelopment;
- Support of new and improved floodlit sports pitch;
- Shortage of pitches across Islington and North London;
- Promotes the take up of sport and healthy activity;
- Encouragement of rugby/tag rugby participation;
- Increased footfall to nearby businesses from increased use of the park;
- Would request a condition to prohibit film production vehicles parking within Barnard Park.

8.7 OFFICER RESPONSE: Please refer to the Land Use (Sports provision) section of this report a detailed assessment. Film production vehicles are a matter for Islington Park's Services.

8.8 **Friends of Barnard Park:** Overall, support the scheme with a few comments:

- Storage facility for volunteer gardeners;
- Little free time noted on the sports pitch draft schedule;
- Village green area to not be a bookable space.

8.9 **Try Tag Rugby:** Support of the proposed development with around 300 participants who play at nearby Paradise Park on a Tuesday and Thursday evening. Few opportunities for rugby in North London.

8.10 **Islington Swifts Group:** Proposed development welcome; however, the universal swift nesting boxes are rather proposed than the sparrow terraces. This has been secured by condition

External Consultees

8.11 **Sports England:** Although the proposal would result in the loss of a larger facility it would be replaced with a newer, albeit smaller, artificial grass pitch (AGP) that would be designed and constructed to modern requirements that could be used for both football and rugby training. It would

also be supplemented by the potential use of the open grass area. In this respect, the Football Foundation have indicated the site is a priority for football and supports the application while the RFU have highlighted a deficit of such facilities within the area therefore are supportive of the proposal provided the AGP is constructed to World Rugby Regulation 22 criteria.

An indicative Management Plan has been submitted that indicates that a steering group with some local stakeholders would assist in the use/operation of the entire park therefore there should be some local community input into the use of the park. The indicative Programme of Use highlights usage of the proposed AGP that does include non-bookable free community play as well as use from local groups and clubs. The RFU have requested the opportunity to explore the programme of usage further to maximise rugby usage, including in the offseason, therefore Sport England recommends that the applicant/Council liaise with them further in this regard. Sport England appreciates that the existing Redgra has more free access however a balance is required to ensure that the proposed AGP can be managed and maintained to safe standard and be fit for purpose in the long-term. The proposed open grass space would still allow some more open access for some sport and activity unless it is booked for a particular function.

A hub building is proposed to support the park. Sport England is satisfied that there is sufficient supporting facilities, ie. accessible toilets, to support the intended use the facility. It is noted that both the RFU and Football Foundation have not raised an objection to the supporting facilities within the proposed hub building.

Overall, in sport facility terms, the application proposes to replace a well-used, despite its condition, Redgra facility with a AGP and smaller open space grass area. Although there would be a reduction in size in the main sports facility within the park and the proposed facility would not allow the same extent of free usage, it would be designed and constructed to modern standards, allow safe usage of football and rugby, help address local sport deficiencies and would still allow some free use. The proposed AGP would also be supplemented by an open area that could be used for formal and informal sport and recreation, and an ancillary building. An outdoor gym is also proposed that would encourage further activity. On balance, Sport England, with support from by the Football Foundation and RFU, consider there be sufficient benefit of the entire scheme to outweigh the loss of the existing Redgra Facility.

An informative is advised to be attached upon approval to ensure further consultation with the RFU with the development of the Programme of Use. Sports England would also wish to be notified of the outcome of the planning application through a receipt of a copy of the decision notice. (Officer comment; Condition 3 and Informative 3 address these points)

- 8.12 **Metropolitan Police:** Proposed scheme should achieve Secure by Design accreditation. This would be secured by a Condition.

Internal Consultees

- 8.13 **Planning Policy:** No objection on balance given the improvements the development would bring. Whilst there would be a minor amount of open space developed upon, this is to facilitate better use of the park and the new sports provision would increase and improve the use of both formal and informal sports, taking into account the reduction in the scale of the pitch.
- 8.14 **Nature Conservation:** No objection further to further details of the green roof, meadow and other elements to be secured by Conditions.
- 8.15 **Trees:** No objection subject to Conditions securing details of tree protection and tree planting.
- 8.16 **Design & Conservation:** No objection to the proposed development subject to Conditions on details of materials and treatments. The proposed development would have a neutral impact upon the setting of the Barnsbury Conservation Area.
- 8.17 **Inclusive Design Officer:** A mostly well considered redevelopment of the park site. Further details of park furniture and routes and other minor elements to be secured by Condition.

- 8.18 **Energy:** The 'very-good' BREEAM rating of the proposed community hub building is acceptable in this instance, taking into account other sustainable measures the development proposes. Requires a Sustainable Design and Construction Statement to be secured by Condition.
- 8.19 **Highways:** No objection in principle to the redevelopment of the site. Conditional upon a Demolition, Construction and Environmental Management Plan (DCEMP).
- 8.20 **Public Protection:** No objections subject to Conditions pertaining to securing a Demolition Construction Environmental Management Plan (DCEMP), compliance with the submitted management plans, and hours of use of the proposed floodlighting for the sports pitch.

9. RELEVANT STATUTORY DUTIES & DEVELOPMENT PLAN CONSIDERATIONS AND POLICIES

National Guidance

- 9.1 Islington Council (Planning Committee), in determining the planning application has the main following statutory duties to perform:
- To have regard to the provisions of the development plan, so far as material to the application and to any other material considerations (Section 70 Town & Country Planning Act 1990);
 - To determine the application in accordance with the development plan unless other material considerations indicate otherwise (Section 38(6) of the Planning and Compulsory Purchase Act 2004) (Note: that the relevant Development Plan is the London Plan and Islington's Local Plan, including adopted Supplementary Planning Guidance.)
 - As the development is within or adjacent to a conservation area(s), the Council has a statutory duty in that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the area (s72(1)).
- 9.2 National Planning Policy Framework 2021 (NPPF): Paragraph 10 states: "at the heart of the NPPF is a presumption in favour of sustainable development.
- 9.3 The National Planning Policy Framework 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
- 9.4 Since March 2014 Planning Practice Guidance for England has been published online.
- 9.5 In considering the planning application account has to be taken of the statutory and policy framework, the documentation accompanying the application, and views of both statutory and non-statutory consultees.
- 9.6 The Human Rights Act 1998 incorporates the key articles of the European Convention on Human Rights into domestic law. These include:
- Article 1 of the First Protocol: Protection of property. Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law.
 - Article 14: Prohibition of discrimination. The enjoyment of the rights and freedoms set forth in this Convention shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth, or other status.
- 9.7 Members of the Planning Committee must be aware of the rights contained in the Convention (particularly those set out above) when making any Planning decisions. However, most Convention

rights are not absolute and set out circumstances when an interference with a person's rights is permitted. Any interference with any of the rights contained in the Convention must be sanctioned by law and be aimed at pursuing a legitimate aim and must go no further than is necessary and be proportionate.

- 9.8 The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. The Committee must be mindful of this duty inter alia when determining all planning applications. In particular, the Committee must pay due regard to the need to: (1) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act; (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and (3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 9.9 In line with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, in assessing the proposals hereby under consideration, special regard has been given to the desirability of preserving the Conservation Area, its setting and any of its features of special architectural or historic interest.
- 9.10 In line with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. In assessing the proposals hereby under consideration, special regard has been given to the desirability of preserving the adjoining listed buildings, its setting and any of its features of special architectural or historic interest.

Development Plan

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

Designations

- 9.12 The site has the following designations under the London Plan 2021, Islington Core Strategy 2011, Development Management Policies 2013, and Site Allocations 2013:
- Local cycle route
 - Major cycle route
 - Local views from Archway Road/Bridge
 - Open Space (OS 18 – Barnard Park)
 - Site of Nature Conservation (SINC 4)
 - Article 4 Direction A1-A2 (Res of Borough)

Supplementary Planning Guidance (SPG) / Document (SPD)

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

Draft Islington Local Plan

- 9.14 The Regulation 19 draft of the Local Plan was approved at Full Council on 27 June 2019 for consultation and subsequent submission to the Secretary of State for Independent Examination. From 5 September 2019 to 18 October 2019, the Council consulted on the Regulation 19 draft of the new Local Plan. Submission took place on 12 February 2020 with the examination process in progress. The Matters and Issues have been published with hearings concluded over the period 13 September to 5 October 2021.
- 9.15 In line with the NPPF Local Planning Authorities may give weight to relevant policies in emerging plans according to:

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

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

- Policy G1- Green Infrastructure
- Policy G2- Protecting Open Space
- Policy G4- Biodiversity, landscape design and trees
- Policy S2- Sustainable design and construction
- Policy DH1- Fostering innovation while protecting heritage
- Policy DH2- Heritage assets

10. ASSESSMENT

10.1 The main issues arising from this proposal relate to:

- Principle of Development / Background
- Land Use
- Biodiversity
- Trees and Landscaping
- Design, Conservation and Heritage
- Accessibility and Inclusive Design
- Neighbouring Amenity
- Energy and Sustainability
- Highways and Transport
- Refuse and Recycling
- Fire Safety
- Planning Balance Assessment

PRINCIPLE OF DEVELOPMENT / BACKGROUND

10.2 The existing park was formed after the second world war following extensive bomb damage to the area which is now occupied by the park. The existing building positively contributes to the functioning of the local area in terms of its provision of social, community and sporting infrastructure and functions. In terms of conservation and design, the site and its associated buildings and structures are considered to provide a neutral to negative contribution to the character and appearance of the Barnsbury Conservation Area.

10.3 Barnard Park is located within an area of deficiency in access to nature and the adjacent Caledonian Ward is noted as being deficient in public open space (noted as a priority area for the increase in quantity of open space). The site is also designated as a local site of importance for nature conservation (SINC).

10.4 As an area of public open space, the use class of the park is considered to be a sui generis use. The associated park buildings support that function and therefore also benefit from a sui generis use.

10.5 The NPPF (Open Space and Recreation) at paragraphs 98 and 99 states:

Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information

gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.

Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or

b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or

c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

10.6 London Plan policy GG2 states that to create successful sustainable mixed-use places that make the best use of land, those involved in planning and development must: (F) protect and enhance London's open spaces, including the Green Belt, Metropolitan Open Land, designated nature conservation sites and local spaces, and promote the creation of new green infrastructure and urban greening, including aiming to secure net biodiversity gains where possible. Policy GG3 seeks to improve Londoners' health and reduce health inequalities. It states that those involved in planning and development must: B) promote more active and healthy lives for all Londoners and enable them to make healthy choices; and G) plan for improved access to and quality of green spaces, the provision of new green infrastructure, and spaces for play, recreation and sports.

10.7 The Core Strategy (2011) objectives include:

- Objective 6: promoting neighbourhoods that support a sense of wellbeing, specifically; to reduce health inequalities in the borough by encouraging healthier choices including, (but not limited to), the use of open spaces, play opportunities and access to both high quality sports facilities and health care facilities.
- Objective 15: delivering high quality, multi-functional green infrastructure alongside development throughout the borough.
- Objective 16: protecting and enhancing biodiversity in the borough and increasing access to nature.

10.8 Further to these objectives, policy CS15 Open Space and Green infrastructure looks to protect open spaces, improve the quality and function of green spaces and states that the council will provide inclusive spaces for residents and visitors, and create a greener borough by:

- Protecting all existing local open spaces, including open spaces of heritage value, as well as incidental green space, trees and private gardens.
- Protecting and enhancing biodiversity across the borough and addressing deficiencies in access to nature. Sites of Importance for Nature Conservation (SINCs) will be protected in line with their hierarchical importance and improvements to their biodiversity value will be supported.

10.9 The park is in need of investment and refurbishment (as explained further on in the land use section). The proposal would improve the quality and efficiency of the existing park space as well as its flexibility for social and sports uses. It would introduce improved planting and landscaping to enhance biodiversity and contribute towards addressing deficiencies in access to nature. The demolition of the two existing park buildings is acceptable because they have come close to the end of their useful lives. The provision of a flexible Hub Building positioned to be visible and accessible from a central position within the park is also supported.

10.10 Crucially, Greenspace have worked with Sport England to develop these proposals, consulted widely with the local community, including the Football Foundation and the Rugby Football Union

and now propose a 9 a-side 3G pitch to replace the poor quality degraded 11 a-side Redgra pitch. These proposals enjoy the support of Sport England.

- 10.11 The development would result in an intensification of sports use, social and leisure enjoyment and enhanced greening and biodiversity improvements. Subject to the detailed planning considerations set out below, the principle of this proposal is considered to accord with the National Planning Policy Framework's presumption in favour of sustainable development, and makes best use of land to support the delivery of sustainable, successful mixed use places subject to the assessment against the remainder of the development plan and other material planning considerations.

LAND USE

Open Space

- 10.12 Barnard Park is an Open Space (OS18 – Barnard Park) as designated by the Islington Core Strategy 2011 and the Islington Development Management Policies 2013. The site is also designated as a (local level of importance) Site of Importance for Nature Conservation (SINC 4).

- 10.13 Part B of policy G4 of the London Plan 2021 states that development proposals should:

1. Not result in the loss of protected open space; and
2. Where possible create areas of publicly accessible open space, particularly in areas of deficiency.

- 10.14 The supporting text within paragraphs 8.4.1 and 8.4.4 details how open spaces provide a range of social, health and environmental benefits and are a vital component of London's infrastructure. The creation, enhancement and connectivity of such spaces is encouraged whilst their loss are resisted. Barnard Park is classified as a *Local Park and Open Space* under Table 8.1 described as providing for "...court games, children's play, sitting out areas and nature conservation areas."

- 10.15 Policy CS15 of the Islington Core Strategy 2011 requires the protection against development of all green spaces within the borough. Part A of the policy states that the Council will protect all existing local open spaces, including spaces of heritage value, as well as incidental green space, trees and private gardens. Part B requires developments involving improvements to the quality and function of open and green spaces for all users to be in accordance with the Green Space Assessment and Action Plan as well as the Inclusive Landscape Design Supplementary Planning Document.

- 10.16 Parts D and G of the policy concern biodiversity (SINCs) and sustainability, as discussed later on in the Biodiversity and Sustainability sections of this report respectively.

- 10.17 The above aims of policy CS15 stem from Islington having a deficiency of open space (one of the lowest in the country), and therefore, the protection and enhancement of open space is paramount. Accompanying text in paragraph 3.6.5 of the Islington Core Strategy 2011 reads,

"As Islington has the second lowest amount of green space per person of all local authorities in England, creating a greener borough is a corporate priority. The majority of Islington's open spaces are also green spaces in the form of parks, gardens, trees, allotments and verges. These spaces in particular do not just serve a purely social function, they also provide habitats for a wide range of wildlife, as well as helping to reduce the effects of climate change. In addition, a number of studies have found that people with access to nearby nature and green space are generally healthier than those without; with particular benefits for mental health and wellbeing. This is why it is important to consider open space as part of a wider green infrastructure network which goes beyond looking at individual sites to look at the 'bigger picture', including the links between spaces, the multiple purposes they can have and their wider environmental benefits."

- 10.18 Policy DM6.3 of the Islington Development Management Policies 2013 elaborates on the protection of open space. Part A firmly states:

"Development is not permitted on any public open space and significant private open spaces."

- 10.19 Therefore from a strategic starting point, any development of buildings that would result in the loss of open space within Barnard Park would not be supported in principle. However, it is considered that the wider benefits of the development as a whole can be considered to outweigh the minimal loss of 7.4sqm of public open space. The proposed scheme would introduce the following benefits to the park:
- replacement of an impermeable poor quality sports pitch with a high quality 3G permeable natural grass surface;
 - a new green area for casual and informal sports use;
 - a Community Hub building to replace the degraded existing facilities; This will be accessible to those with mobility impairments, and will include a green roof and air source heat pumps;
 - Biodiversity improvements through increased tree planting and improved habitats including sustainable drainage to double as wildlife habitat improvements.
- 10.20 There are two existing buildings within the application site that are to be demolished and to be replaced by the new community hub building. The combined floorspace of the two buildings is 152sqm with the floorspace of the proposed new build at 159.4sqm. Therefore, the amount of additional open space built upon is considered small at approximately 7.4sqm.
- 10.21 The construction of the Community Hub building with a loss of 7.4sqm of open space would conflict with part A of policy DM6.3. This loss is considered to be offset by the substantial wider improvements to the park including biodiversity enhancements within this area of restricted access to nature. The loss of open space is therefore considered to be acceptable in this instance. The scheme would otherwise meet the aims of part B of policy CS15 of the Core Strategy, which seeks to improve the quality and function of open and green spaces within the borough. In this case, the enhanced biodiversity and accessibility improvements are considered to enhance the park's quality whilst the improved sports facilities and community hub building are considered to improve the park's function. Furthermore, all of these improvements provided are for the benefit of (and can be used by) all members of the public (taking into account the reduction of the formal sports pitch being offset by the new social and informal sport areas) .
- 10.22 It is noted that the London Plan and Core Strategy both seek the protection of green and open space. The proposed development would not lead to the loss of the park and meets the other overriding aims of the relevant London and local planning policies by providing a better functioning and accessible park (in comparison to the existing) in an area of deficiency of access to open space .
- 10.23 During the pre-application discussions, the community hub building was of a slightly smaller footprint than the combined existing buildings. However, it was advised that its size would need to be increased in order to accommodate accessibility measures such as space for wheelchair turning and accessible WCs. Given the additional 7.4sqm take up of open space will provide a community building that can be used by all members of the public, and given the wider significant improvements to the park it is considered that there are material planning considerations that justify a departure from strict application of London Plan policy G4B, Core Strategy policy CS15B and Development Management Policies DM6.3. In this regard the land use proposals are supported as the wider proposals are viewed to comply with the Development Plan and material planning considerations suggest a minimal loss of open space to deliver other planning policy goals (accessible and inclusive development).
- 10.24 The development of the new community hub building within a designated open space can also be considered within the overall context of the park's redevelopment. The below table provides figures relating to the existing and proposed uses according to type. Whilst the minor take up of existing public open space is considered to be justified, it is also noted that the amount and quality of existing planting and soft/green space within the designated open space (and SINC) is poor. The development would improve both the quality and quantity of planting. This mitigates the take up of public open space as well as providing further public benefits.

	Existing area (sqm)	Proposed area (sqm)	% of park	% change
Other greenspace	11,484	13,949	43.6	+21.4
Sport and Activity Area	8,990	5764	18.4	-35.9
Children's play area and One O'Clock club area	6,045	4470	14.2	-26.0
Surfaced footpaths	3,421	4684	14.9	+36.9
Planting	1,207	2084	6.6	+72.6
Park building	152	159.4	0.5	+4.8
Total	31,299	31,299		

Table 1: Existing and proposed figures by type of use.

- 10.25 To reiterate, policy DM6.6 of the Development Management Policies states that no development should take place within any public open space. Whilst this is acknowledged, the minor (7.4sqm) increase in built area is considered acceptable and has been justified by other planning benefits the development brings. These gains include an improved use and enjoyment of the park and increased levels of participation in sport and other physical activity by a wide range of people. This is achieved by providing safe, secure and convenient WC and changing facilities to people of all accessibility levels. The new building also provides an improved multi-use space to be used by the local community (this is discussed later on in the report).
- 10.26 These benefits are due to the proposed building. However, the scheme provides further benefits (e.g. biodiversity, sustainability, an improvement to the setting of nearby listed buildings) which in the context of the whole development, are considered to be material planning considerations of particular weight so as to outweigh the small loss of public open space in this instance. Particular weight is attributed to the biodiversity enhancements within this SINC which is noted as an area of deficiency of access to nature.

Sports Provision

- 10.27 The existing 11-aside Redgra pitch has been in place since the park opened during the 1960s and was originally designed as a football pitch. Analysis by the applicant also details that the park is also used by the public for general fitness. The pitch is surfaced in a type of red coloured gravel, which is considered obsolete for football pitches, and the pitch is in poor condition inclusive of its fencing, drainage and floodlighting. Despite its poor qualities, the existing pitch is considered as formal sports provision and is therefore protected under policy.
- 10.28 Part B of policy S5 of the London Plan 2021 states that development proposals for sports and recreation facilities should:
1. Increase or enhance the provision of facilities in accessible locations, well-connected to public transport and link to networks for walking and cycling;

2. Maximise the multiple use of facilities, and encourage the co-location of services between sports providers, schools, colleges, universities, and other community facilities; and
3. Support the provision of sports lighting within reasonable hours, where there is an identified need for sports facilities, and lighting is required to increase their potential usage, unless the lighting gives rise to demonstrable harm to the local community or biodiversity.

10.29 The proposed development would not increase the provision of facilities in terms of space and would technically be a reduction from the existing Redgra pitch. However, it would enhance the use of the space for football and rugby with a better quality sports pitch that can be used as a whole or for smaller simultaneous play. This simultaneous play is considered to maximise the use of the facilities which is demonstrated to be done efficiently through the submitted sports pitch management plan. The proposed 12m high, floodlights located around the perimeter of the pitch would also promote the potential extended usage of the pitch without harm to the local community or biodiversity (as explained later in the Biodiversity and the Neighbouring Amenity sections). Therefore, it is considered that the proposed development generally meets the aims of part B of policy S5.

10.30 Part C states that existing sports and recreational land (including playing fields) and facilities for sports and recreation should be retained unless:

1. An assessment has been undertaken, which clearly shows the sports and recreational land or facilities to be surplus to requirements (for the existing or alternative sports and recreational provision) at the local and sub-regional level. Where published, a borough's assessment of need for sports and recreation facilities should inform this assessment; or
2. The loss resulting from the proposed development would be replaced by equivalent of better provision in terms of quantity and quality in a suitable location; or
3. The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

10.31 Two relevant documents that highlight the borough's need for sports and recreation facilities, and that in particular, detail the need for Barnard Park include: Islington's Open Space, Sport and Recreation Study (2009) (OSSRS); and the Islington Sports Facilities Update (2018) (SFU) which largely updates the OSSRS. Whilst the two documents do not explicitly confirm that the existing sports facilities are surplus to requirement, they do comment that the sports facilities within the park are below quality and should be improved.

10.32 The SFU comments that Barnard Park is rated 1 out of 5 for sports provision, and the current pitch is not suitable for running sports development programmes. It identifies the replacement of the Redgra pitch with a modern 3G facility as a priority. Therefore in regards to criteria 1 of part C of the policy, whilst the existing pitch is not surplus to requirements, it is highlighted as being unsuitable for improved sporting activities. The proposed development would broadly meet the aspirations for Barnard Park under the OSSRS and SFU. This is considered to outweigh the initial reduction of formal sports space provided within the park. These aspirations are:

- Facility enhancement is to be a priority;
- Bookable 3G pitch;
- Improve access to sport;
- Consider shared use for football and rugby to include rugby shock pad;
- Upgrade and enhance MUGA and Ball Courts.

10.33 The proposed sports pitch would result in a significantly better provision in terms of quality. However, it would lead to a reduction in its area. Therefore, the development would not strictly meet criteria 2 of part C of the policy. However, it is considered that this lack of equivalent provision of formal sports space is outweighed by the other sports and recreational aspects of the scheme.

This includes the improvement of playing of rugby on the new sports pitch and an enhanced management and booking system with floodlights to extend the hours of use.

10.34 Furthermore, the proposed development also provides alternative sports and recreational provision, through the facilitating of other semi-formal, team and casual sports on the informal sports area of the park. Whilst the provision and enhancement of alternative sport and recreation does not negate the initial loss of formal sports space, it does encourage a wider range of sport and healthy activity, which is considered to encourage a wider range of people into partaking in such.

10.35 Supporting paragraphs 5.5.1 and 5.5.2 of the London Plan explain how sport and recreation facilities are important components of social infrastructure, and that this includes formal and informal facilities to encourage a range of sports and physical activity to promote social, health and wellbeing benefits. Given the range of activity that is necessary, a range of facilities is required across the city region. Currently, provision of certain sports facilities is not meeting demand or needs (mainly by virtue of the quality of the existing Redgra pitch) of public or sports stakeholders as highlighted within the SFU 2018 (Figure 5.3- NGB Survey Consultation Summary).

10.36 Policy CS17 (parts A – D) of the Islington Core Strategy states:

“Existing and future need for formal sport and recreation provision will be met by:

- A. Safeguarding existing provision and ensuring a range of facilities for different activities.*
- B. Improving the quality, accessibility and capacity (where possible) of sports facilities so that maximum use of all existing facilities can be made.*
- C. Increasing access to sports facilities by widening the use of school facilities such as sports halls, swimming pools and sports pitches, through community-use agreements for public use to help meet demand.*
- D. Maximising opportunities for sport and recreation in community centres through promoting wider community access and larger multi-purpose community facilities.”*

10.37 In regards to the above policy, the proposed development would be considered to conflict with parts A and B as the existing provision would not be wholly safeguarded due to the reduction of formal sports space and the pitch would not facilitate a range of different activities. It would only accommodate football and rugby. Furthermore, whilst the new pitch would maintain the existing capacity despite its reduced size, it would not improve such. Parts C of the policy is considered to be met through the management details provided for the new pitch as well as the provision for the use of other sports in the areas around the pitch.

10.38 Part C of policy DM6.4 of the Islington Development Management Policies require developments that would result in the loss of existing public sport and recreation facilities to be refused planning permission unless:

- I. The same type(s) of facility are re-provided;
- II. New facilities meet identified need;
- III. Replacement facilities are appropriately and accessibly located;
- IV. The quality of provision is enhanced; and
- V. The quantity of provision is maintained, with local population increase provided for.

10.39 Supporting paragraph 6.32 of the Development Management Policies provides a similar background to that of the London Plan, in which sport and recreation facilities are considered important assets for public health and enjoyment as well as for engendering a sense of community.

- 10.40 The proposed sports pitch is considered to comply with points I-IV of part C of policy DM4.6. This is because: it would provide the same type of facility (although a more enhanced version); meet the identified need in reference to the SFU, the replacement facilities are located in a central location in the park; and the quality of provision is enhanced. The proposed scheme however, does not meet point V as the quantity of provision is not maintained. Given the reduction of area of pitch space this does not account for local population increase.
- 10.41 The above paragraphs have provided a commentary of how the proposed sports provision either complies or conflicts with the individual parts of the relevant regional and local policy. From the above discussions, it is evident in terms of policy that whilst the proposed sports pitch delivers in *quality*, it fails in *quantity* in comparison to the existing facility.
- 10.42 The London Borough of Islington Sports Facilities Update 2018 outlines for Barnard Park that a priority project is the installation of 9x9 3G floodlit pitch in place of the existing 11 aside Redgra pitch as well as WCs to serve park users. This proposal was widely supported in consultation on the study. The Sports Facilities Update also states redevelopment of the pitch should consider installing a rugby shock pad. The Council have referred to this in the discussions with sports stakeholders, and the Football Foundation to ensure it was not detrimental for football. The Sports Facilities Update is considered to address the requirement to understand the identified need for sports facilities as required under both London Plan and Islington policy
- 10.43 The proposed scheme would replace the existing Redgra football pitch with a new 9-a-side 3G pitch. It is acknowledged that the new pitch would be smaller than the existing Redgra pitch and the amount of land used for formal sports provision would be reduced from 8,990sqm to 5,764sqm (a reduction of 35.9%).
- 10.44 Both London Plan and Islington policy require the replacement facility to be at least equal or more in terms of quantity. Whilst the area of formal sports use would be reduced, it is considered that the number of games it would provide would make up for the shortfall in area. It would also formally accommodate rugby, but not at the expense of football through the management of the pitch which would allow for a proportional amount of team and informal football and rugby. It is important to note that whilst there is a reduction of the formal sports area from existing, the reduced space (9 aside pitch) does meet the identified need (as outlined within the Sports Facilities Update 2018) which is required under both tiers of planning policy.
- 10.45 Furthermore, the quality of the formal sports provision is vastly improved which is considered to also contribute to mitigation against the reduction of formal sports facility space. The new 3G 9 aside pitch would be floodlit, formally accommodate a number of team sports, be bookable, managed, durable and useable in all weather. The relocation of the pitch to the centre of the park next to the community hub building and where the main park routes join, would create an easily accessible location which is also the focal point of the park. This is considered a more appropriate and accessible location compared to the existing pitch, which is located at the northern end of the park away from the majority of entrances.
- 10.46 The applicant has submitted a draft programme and management plan for the new football pitch. These documents provide information on the management of the sports and prospective users of the pitch. Users include: Arsenal in The Community (adult, youth and disability) (football); Primary League (football), Highbury Wolves (youth football); Finsbury Park Rugby, Youth Rugby, City University (male and female rugby), Women's Beginners (football) Girls League (football), School Club youth (football) as well as general football and rugby use.
- 10.47 It is considered that the design proposals for the new pitch (as influenced by the RFU, the Football Foundation and Sports England) has directly resulted in the attraction of the above prospective users. It is not clear whether they used the existing pitch; however, it is considered that the new pitch would be a more attractive facility that will also encourage more people into playing football and/or rugby. Given the installation of the shock pad for the pitch, it is assumed that the proposed development has facilitated much greater future projected use by the aforementioned rugby clubs and teams. This will have direct benefits for health and wellbeing of the residents of Islington.

- 10.48 As part of the consultation process for this application, Sports England were consulted as a statutory consultee. They did not object (following their own internal consultations with the Rugby Football Union and the Football Foundation) overall, noting that there is a sufficient benefit of the development to outweigh the loss of the existing Redgra facility. These benefits are a better quality sports facility, safer play of football and rugby, all to help address local sport deficiency and still allow some free use of the local facility. Sports England also note the adjoining community hub facilities will help encourage more activity within sport.
- 10.49 In addition to the comments from Sports England, some of the responses received from the public consultation (which involve football and rugby groups) welcome the improved sports facilities whilst acknowledging its reduced scale.
- 10.50 As well as formal sports provision, the proposed development would also increase opportunities for informal sports provision. This is through the central level green area (as labelled on the proposed masterplan) as well as the proposed routing that can be used as a running circuit. Policy DM6.1 of the Development Management Policies support the development of informal sports provision (quoted as '*facilitate physical activity*' within the policy) which would contribute to the physical and mental wellbeing of the community. Whilst the quality of the formal sports provision is considered part of the justification for the loss of the existing larger pitch, it is considered that the range of informal sports provision that can be accommodate by this central green area (and



Image 11: Use of informal sports area for football, rounders, mini tag rugby and running tracks.

running track routes) further outweighs the initial loss.

- 10.51 Taking into account the above benefits the new sports pitch, the central green area and running tracks that provide for further informal sport and recreation, this still does not negate a principal factor that the quantity of sports area would be reduced, contrary to the relevant policies of the London Plan, Islington Core Strategy and Islington Development Management Policies. Furthermore, whilst the quality and increased diversity of sports / recreation that would be able to be accommodated by the new sports facilities can be argued to make up for the reduction in area, it does not account for local population increase in the future.
- 10.52 On balance, the proposed re-provision of the sports facilities are supported given that, whilst the amount of formal sports area would be reduced as a result of the proposal, the quality of such provision would be greatly improved. Furthermore, the proposed scheme with the provision of both formal and informal sports as well as its significantly enhanced and improved layout and design would invite and encourage users to play a range of sports or take part in individual physical activity rather than just football or similar ball games. It is also noted that the reduced size of sports pitch would meet the identified need of the local community and is supported by Sports England, in accordance with London Plan and Islington policies. **Condition 3** will be added upon approval to secure the appropriate design of the sports pitch as recommended (in particular RFU requirements)

in consultation with Sports England and further consultation on the Programme of Use Agreement to be secured.

Social Infrastructure

10.53 The proposal would result in the loss of the existing building at the site, which provides a social infrastructure use. Part A of policy DM4.12 of the Islington Development Management Policies specifies that the Council will not permit any loss or reduction in social infrastructure uses unless:

- i. a replacement facility is provided on site which meets the need of the local population; or
- ii. the specific use is no longer required on site.

10.54 Part C of policy DM4.12 states:

“New social infrastructure and cultural facilities, including extensions to existing infrastructure and facilities, must

- i. be located in areas convenient for the communities they serve and accessible by a range of sustainable transport modes, including walking, cycling, and public transport.*
- ii. provide buildings that are inclusive, accessible, flexible and which provide design and space standards which meet the needs of intended occupants;*
- iii. be sited to maximise shared use of the facility, particularly for recreational and community uses; and*
- iv. complement existing uses and the character of the area, and avoid adverse impacts on the amenity of surrounding uses.”*

10.55 The proposed community hub building would have a larger footprint than the existing one o'clock club building and would accommodate a range of social and community activities and events including:

- Early years and young people sessions;
- Council and community meetings;
- Community events;
- Office and welfare facilities for the park keeper;
- Facilities for sports organisations in association with the sports pitch;
- Private hire for local groups and businesses and social events (e.g. children's parties).

10.56 The proposed building would be within a convenient location for the community given that it would be part of a new focal and central point of the park (in conjunction with the new pitch) and broadly equidistant from most of the park's entrances. The proposed internal space configuration of the single storey building would help users with accessibility needs. A further analysis on transport accessibility is discussed further on in this report.

10.57 When considering the existing building at the site, the proposed development would result in the marginal loss of external open space. However, this is considered to be justified. The quality and functionality of the new building and park would be greatly improved as a result of the development and more accessible to users, which are considered significant benefits of the scheme.

10.58 Overall, in land use terms the proposals would result in the small loss of public open space which conflicts with policies G4B of the London Plan, Islington Core Strategy policy CS15B and Development Management policies DM6.3A. Whilst a small loss of SINC would also occur, the

significant enhancements to biodiversity and ecology are considered to ensure that the proposals accord with policy CS15 D.

- 10.59 Due to a reduction in the size of the sports pitch as a result of these proposals, the development would conflict with policies CS17A and B, DM6.4 Part C V) and the proposals do not entirely meet London Plan policy S5 Part C (1) despite the proposals meeting local need and significantly enhancing the quality of provision and its efficient management of use.
- 10.60 The proposals would comply with the social and community infrastructure policies through improved, accessible and flexible facilities ideally located to serve the local community. The development would otherwise comply with the remaining aspects of policies S5 and G4 of the London Plan 2021; policy CS15 of the Islington Core Strategy 2011; and policies DM6.1, DM6.3 and policy DM6.4 of the Islington Development Management Policies 2013.

BIODIVERSITY

- 10.61 As mentioned previously, the site is designated as a Site of Importance for Nature Conservation (SINC) and is classified within the local development plan as local grade. Barnard Park was surveyed as part of the Islington SINC Review (LUC, 2018). The SINC review found that the site provides a sizable area of open space and a variety of habitats but that they are currently of low value for wildlife. The review found that there are opportunities to improve the biodiversity value of the site, including meadow creation, provision of bird and bat boxes, which could bring the value of the site up to Borough Grade II or possibly, Grade I.
- 10.62 Part A of policy G6 of the London Plan 2021 states that SINCS should be protected. Part D requires development proposals to manage impacts on biodiversity and aim to secure net biodiversity gain. Any assessment should be informed by the best available ecological information and addressed from the start of the development process.
- 10.63 Part A of London Plan policy G5 (Urban greening) states that major development proposals should contribute to the greening of London by including urban greening as a fundamental element of site and building design, and by incorporating measures such as high-quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage. Part C confirms that existing green cover retained on site should count towards developments meeting the interim target scores. There is however no target score for park redevelopment proposals.
- 10.64 Part D of policy CS15 of the Islington Core Strategy 2011 requires developments to protect and enhance biodiversity across the borough and to address deficiencies in access to nature. SINCS will be protected in line with their importance within the hierarchy and improvements to their biodiversity value will be supported.
- 10.65 Part C of policy DM6.2 of the Islington Development Policies 2013 states that public open space provision or improvement must maximise biodiversity benefits. New or improved public open spaces shall incorporate areas of biodiversity habitat complementing surrounding habitats and supporting the council's Biodiversity Action Plan. Species chosen for planting across the space must maximise biodiversity benefit.
- 10.66 Policy DM6.3 (part C) states that planning permission would not be given for any schemes which adversely affect designated SINCS (of either regional or local designation), as well as any other sites of significant biodiversity value. Supporting text in paragraph 6.28 provides an overview of the different SINC grades, "*...Sites of Metropolitan Importance contain the best examples of London's habitats, including particularly rare species, while sites of Borough Grade 1 Importance are of particular significance at the borough level and are of high social value to local communities - these sites are therefore offered the strongest protection. Sites of Borough Grade II and Local Importance are of ecological value, and also of value to local communities, and are therefore afforded strong protection...*"

- 10.67 Given the scale of the site, the proposed redevelopment of the park provides the opportunity to enhance the biodiversity values of the site, which may in turn upgrade its classification from local to at least Borough Grade II.
- 10.68 The applicant has submitted an Ecological Enhancement Scheme (EES) document prepared by Tim Moya Associates, which provides a description and background to the existing quality of the local SINC site before providing detail on the proposed measures to enhance the biodiversity values (as also seen on the proposed masterplan and plans).
- 10.69 Biodiversity measures to be implemented as part of the redevelopment of Barnard Park include: traditional orchard planting; wildflower meadow planting; a green roof on the community hub building; a new pond; diverse tree planting; new hedgerow planting; community sensory and edible planting areas; bat boxes; sparrow terraces; bird boxes; and log piles and loggeries.



Image 12: Proposed biodiversity measures.

- 10.70 The Urban Greening Factor has been estimated to be 0.63 against the criteria within the London Plan. There is no target factor for an open space scheme, however for comparison, 0.4 is the interim target for residential schemes and 0.3 is the interim target for commercial developments. An urban greening factor of 0.63 would be secured by **condition 4** with the option to demonstrate via details if this cannot be achieved.
- 10.71 Alongside the EES, the applicant also submitted a Preliminary Ecological Appraisal (PEA) (including an extended phase 1 habitat assessment and bat scoping assessment). The PEA outlines that the site contains habitats that are suitable for reptiles, bats, nesting birds, and hedgehogs. As part of the development, the majority of trees are to be retained whilst grassland and shrubs would be increased and enhanced.
- 10.72 The PEA recommends measures that are needed to ensure that the existing ecological value and habitats on site are not disturbed but enhanced. These are to be secured through **condition 5** as follows:
- habitat manipulation techniques;
 - providing features suitable for bats with an emergence/re-entry survey to be undertaken between May and August;
 - lighting to be designed and directed to minimise illumination towards suitable habitats;
 - vegetation to be removed only during the nesting season if they have been checked by an ecologist and no nests are present;

- care to be taken when removing brush or dense vegetation to avoid harm to hedgehogs which may be present; and
- the removal of three invasive plant species to avoid their spread.

- 10.73 The level of floodlighting proposed would be the lowest accepted standards (by various sports bodies). Within the submitted Sports Lighting Impact Assessment, the findings from the PEA have been noted including concerns about the impact of artificial lighting on habitats. It is recommended that to avoid an impact on commuting and foraging bats, lighting must be designed to minimise the illumination of suitable habitats. The Lighting Assessment concludes that the proposed floodlighting to the new pitch would not affect the existing or proposed biodiversity measures given its location within the park away from nearby habitats (which are located towards the perimeters and corners of the park).
- 10.74 The application has been reviewed by the council's Nature Conservation Manager who advises that the redevelopment of Barnard Park offers positive benefits for biodiversity and that the proposals have the potential to increase the site's SINC grading as well as benefitting wildlife and providing opportunities for users to connect with wildlife. It is also confirmed that the scheme would exceed both Biodiversity Net Gain and Urban Greening Factor calculations.
- 10.75 In respect to the submitted bat report, the Nature Conservation Manager disagrees with the finding that the park is not an important resource for foraging bats. However, overall they agree with the mitigation impacts for bats as part of the redevelopment of the park.
- 10.76 Further details and minor changes have been requested by the Nature Conservation Manager in respect to biodiversity to enable some of the elements to be fully assessed. These include details on the green roof (to include an extensive biodiverse roof and not a majority of sedum) (**condition 6**), and a change from the initially proposed in-built sparrow boxes to universal in-built swift boxes (**condition 7**). Furthermore, details of a management plan are also required to cover and monitor all aspects of landscape and biodiversity, as well as species choice for the hedgerows, meadows, and details of the pond. These aspects will be secured by condition (**condition 8**).

TREES

- 10.77 Part C of policy G7 of the London Plan 2021 states "*Development proposals should ensure that, wherever possible, existing trees of value are retained. If planning permission is granted that necessitates the removal of trees there should be adequate replacement based on the existing value of the benefits of the trees removed, determined by, for example, i-tree or CAVAT or another appropriate valuation system. The planting of additional trees should generally be included in new developments particularly large-canopied species, which provide a wider range of benefits because of the larger surface area of their canopy.*"
- 10.78 Part B of policy DM6.5 of the Islington Development Management Plan states that trees, shrubs and vegetation should be considered holistically as part of any landscaping scheme and that the following should be adhered to:
- 10.79 Developments are required to minimise any impacts on trees, shrubs and other significant vegetation. Any loss of or damage to trees, or adverse effects on their growing conditions, will only be permitted where there are over-riding planning benefits, must be agreed with the council and suitably re-provided. Developments within proximity of existing trees are required to provide protection from any damage during development. Where on-site re-provision is not possible, a financial contribution of the full cost of appropriate re-provision will be required.
- 10.80 It is further stated that the council will refuse permission for the removal of protected trees (TPO) trees, and trees within a Conservation Area and for proposals that would have a detrimental impact on the health of protected trees.

- 10.86 Policy D3 of the London Plan states that development must make the best use of land by following a design-led approach that optimises the capacity of sites, to ensure that development is of the most appropriate form and land use for the site. The design-led approach requires consideration of design options to determine the most appropriate form of development that responds to a site's context and capacity for growth. It further states that higher density developments should generally be promoted in locations that are well connected to jobs, services, infrastructure and amenities by public transport, walking and cycling.
- 10.87 In terms of design and heritage considerations, London Plan policy D3, part D states that development proposals should:
- Enhance the local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions.
 - respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character;
 - be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan through appropriate construction methods and the use of attractive, robust materials which weather and mature well.
- 10.88 Policy D4 stipulates the importance of design scrutiny of development proposals starting from pre-application stage. It states that the design of development proposals should be thoroughly scrutinised by borough planning, urban design, and conservation officers, utilising analytical tools, local evidence, and expert advice where appropriate. In addition, boroughs and applicants should make use of the design review process to assess and inform design options early in the planning process.
- 10.89 Policy HC1 requires that development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in this design process.

Local Plan

- 10.90 Policy CS8 of the Islington Core Strategy sets out the general principles to be followed by new development in the borough. Policy CS9 (Protecting and enhancing Islington's built and historic environment) requires the borough's unique character to be protected by preserving the historic urban fabric, and new buildings should be sympathetic in scale and appearance and to be complementary to the local identity.
- 10.91 Policy DM2.1 (Design) of the Islington Development Management Policies requires all forms of development to be of a high quality design, 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. Permission will be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.
- 10.92 Policy DM2.3 (Heritage) of the Development Management Policies requires developments to conserve and enhance the borough's heritage assets, in a manner appropriate to their significance. The council requires new developments within Islington's conservation area settings to be of a high quality contextual design, and the policy states that harm to the significance of a conservation area will not be permitted unless there is a clear and convincing justification. Part C of the policy states that the significance of Islington's listed buildings is required to be conserved

or enhanced; new developments within the setting of a listed building are required to be of good quality contextual design. New development within the setting of a listed building which harms its significance will not be permitted unless there is a clear and convincing justification, and substantial harm will be strongly resisted.

- 10.93 Moreover, the Islington's Urban Design Guide SPD (UDG) sets out the principles of high quality design (Contextual, Connected, Sustainable and Inclusive). The Barnsbury Conservation Area Guidelines stipulate that in schemes for refurbishment, the Council would normally require the use of traditional materials, whilst for new development, materials should be sympathetic to the character of the area, in terms of form, colour, and texture. Ironwork should also be retained within the area.
- 10.94 In terms of Conservation Area and heritage assets, the Planning (Listed Buildings and Conservation Areas) Act 1990 (amended) requires planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area (section 72). It also requires the decision maker to have special regard to the preservation or enhancement of the significance of heritage assets (including their setting) through the planning process (section 66).
- 10.95 Barnard Park is located within the Barnsbury Conservation Area. It is bounded to its northern and eastern perimeters by Grade II listed terraced housing (Richmond Avenue and Barnsbury Road). As such, it is within a highly sensitive, and heritage rich setting.

Principle of works

- 10.96 The proposed development includes multiple aspects that have been designed to diversify the park's functionality. This would make it more useable and accessible to a wider range of people. The proposals are also designed to make Barnard Park a more attractive place. This includes improved levels of accessibility, better sight lines, improved recreational facilities, and more biologically and ecologically diverse planting.
- 10.97 The new single storey community hub building would be discreetly located deep within the centre of the park and its simple design and materiality create a suitably subservient presence in the park. The building has been designed to offer a range of functions that will help visitors enjoy the other aspects of the park with its changing room facilities, toilets and café outlet.
- 10.98 The relocated Redgra sports pitch has also been carefully repositioned towards the centre of the park. This would enable the floodlighting for the pitch to be up to the standards of Sports England (and other relevant sporting bodies) to extend the hours of use as they will be separated sufficiently from surrounding residential homes. This also locates the new pitch away from the more sensitive and ecologically sensitive edges of the park.
- 10.99 The new northern pedestrian entrance to Sheen Grove is also supported in principle, as it would provide a direct and level access into the park. This would replace the more circuitous and somewhat intimidating existing Boxworth Grove entrance. This entrance would be closed with the associated hardstanding area replaced with biodiverse planting.
- 10.100 The general reconfiguration of the spaces within the park, including the realigned entrances and walkways, are of a high quality of design. The proposed redevelopment would considerably enhance the appearance and the functionality of the park as well as its ecological properties. Therefore, the design principles of the development are supported with each aspect assessed in detail, further on.
- 10.101 The proposed redevelopment of the park focuses on the following key elements:
- The need to re-provide a better quality sports pitch;
 - Rationalisation of the paths through, and entrances in and out of, the park;
 - Development of a new community hub building;

- Increased ecological and biodiversity properties; and
- Beautification of the park.

New formal sports pitch



Image 14: Proposed sports pitch.

- 10.102 The sports pitch would be relocated away from the northern edge of the park, where it currently lies to the rear of the back gardens of Nos. 64-86 Richmond Avenue, towards the centre of the park. The sports pitch would also be reduced from a 11-a-side pitch to a 9-a-side pitch, in agreement with Sports England. These dimensions are also suitable for accommodating three sets of 5-a-side pitch markings ensuring a good level of inherent flexibility.
- 10.103 The footprint and the extent of the pitch itself is considered acceptable as this part of the works would be purely surfacing works with some of the new surfacing taking place in an area already covered by the existing Redgra pitch.
- 10.104 The new sports pitch would be edged with a proposed 4.5m high wire mesh fencing to its periphery with 8 floodlights proposed to its perimeter. The floodlights would be 12m in height with directional shielding to omit unnecessary glare. Seating is also proposed at intervals around the pitch providing for spectator opportunities.
- 10.105 There are no overall design objections to the new sports pitch facility and associated works. This is a replacement facility in an appropriate location at the centre of the park, as well as the compatible nature of a sporting facility within a park. Whilst the new pitch has been considered an improved facility in terms of use, it is also enhanced by its improved, modern, and functional appearance in comparison to the existing pitch. This further complements the overall appearance of the park.
- 10.106 In the area covered by the existing Redgra pitch, hard landscaping would be replaced by soft green landscaping in the form of a lawn with planting around its edges. This area has been designed to accommodate a shared space of informal sporting activities as well as passive, informal and even impromptu recreational activities.

Paths and entrances



Image 15: Proposed informal sports/social area to the north of the park.

- 10.107 The primary entrance to Barnard Park is located to the south at the stub end of Charlotte Terrace, at its junction with Copenhagen Street. A secondary entrance exists to the west of the main entrance along Copenhagen Street.
- 10.108 The redevelopment involves a strengthening of the primary entrance characteristics to include new trees while the secondary access to the west is to be closed and the existing route into the park converted into soft landscaping including a new wildlife area. New 2m high metal railings in a black painted finish would be erected to form a boundary along Copenhagen Street. This is considered an appropriate boundary treatment. These changes would result in a better defined southern and principal entrance from Charlotte Terrace that can accommodate the bulk of pedestrian traffic as well as provide a sense of destination.
- 10.109 The park has a secondary western entrance along Hemingford Road. This entrance will be moved to a more centrally positioned location with a more direct, and legible path leading into the park. Associated additional landscaping features are proposed to help enhance the entrance, improve its visibility within the streetscape and encourage a more intensive and safe use.
- 10.110 To the park's east, the two entrances along Barnsbury Road would be made more attractive with new signage aiding legibility.
- 10.111 The existing northern entrance is currently a steep, circuitous entrance located off Boxworth Grove, which poses concerns in terms of its accessibility and safety. This entrance will be closed and replaced with a new secondary northern entrance accessed from Sheen Grove, the neighbouring street. This entrance will benefit from level access with good sight lines. The new fencing and gate would be in the same design as the rest of the boundary treatment of the park. The proposals for the northern entrance are highly beneficial from an accessibility and a safety perspective and are therefore supported.
- 10.112 The entrance strategy is also compatible with the new movement routes within the park. These key elements have been designed in a comprehensive manner that creates a legible movement structure into and through the park. The paths have been reduced from its existing from to include principal trunk routes through the centre of the park; and secondary narrower 'quieter' routes through the trees at the south east.
- 10.113 The proposals adhere to the advice contained within Islington's Urban Design Guide SPD which, in section 5.1, encourages development that helps define and/or enclose space, is coherent and well connected and that promotes community safety. It supports development that creates good quality public open space. The guide goes on to state that development should contribute to the play facilities and to the ecological value of an area, and that the shape and form of open spaces should be positively determined. Therefore, in terms of the proposed structuring and detailing of the park, the designs adhere to the Council's own guidelines.

Community hub building



Image 16: Proposed community hub building.

10.114 The proposed single storey building has been designed to accommodate a range of uses that are ancillary to the functions of the park. These uses include a park manager's office, a multi-use space with kitchen and WC facilities for the one o'clock club, a kiosk servery, sports changing rooms, a sports equipment storage room, and accessible WCs for park users.

10.115 The building comprises an internal floor area of approximately 160sqm, which in design terms is considered acceptable in respect to the quantum of open space lost to its footprint which is considered to be minimal. Its single storey form is also considered acceptable, reading as a central but ancillary aspect of the park.

10.116 The building would be constructed of dark brick with black aluminium fascia, soffits and black roller shutters. The windows and doors would be dark grey coloured powder coated aluminium. These very dark tones are considered to sit well within the park and further assist in helping the building to read as an ancillary element of the park. The flat roof would be covered with a green roof system which, while not highly visible from within the park, will contribute to the greening and ecological enrichment of the park.

Trees, ecological, and biodiversity properties

10.117 It is considered that the proposals bring ecological and biodiversity benefits. A total of 51 further trees are to be planted following the removal of 13, which would result in a net gain of 38. These trees are being planted so as to frame paths, enrich entrance areas, bolster boundary edges, and to enhance the beauty and ecological properties of the park. They also increase the diversity of age and species of trees within the park.

10.118 The northern and southern perimeters would have native thicket planting providing food sources and habitat for insects and birds. A diverse wildflower meadow turf is to be laid to large swathes of shrubbery edges plus swales are planned. A traditional orchard is proposed to the south west corner of the site.

Aesthetic consideration

10.119 The proposals will result in a significant enhancement to the aesthetics of the park. The improved entrances to the street edges and realigned pedestrian routes throughout create both improved legibility as well as improved levels of accessibility. The designs also retain a sufficient degree of casual informality, with meandering paths weaving throughout the park, and areas of dense

growth are counterbalanced with larger and more open expanses. As such, the design of the scheme is viewed as well considered.

10.120 Planting areas are to be intensified and ecologically enriched, particularly to the park's edges but also with new attractions proposed including a traditional orchard located to the park's south eastern edge.

10.121 While there is some selective removal of trees, 13 in total, to facilitate the changes, including the loss of a tree to enable the new accessible entrance to Sheen Grove, it is proposed to help offset such loss by planting 51 new trees. These new trees have been selected for a range of qualities including seasonal beauty and ecological enrichment.

10.122 New seating is located throughout providing places to pause and rest. Some are arranged in sociable clusters, some line key pedestrian routes, while others are positioned in more secluded and less active locations.

10.123 The result is a greener and more diverse park that will enable a range of uses to take place over the seasons, from quiet and peaceful enjoyment to active and sporting uses. The proposals will result in a more beautiful as well as a more functionally diverse park and are therefore supported from a design perspective.

Impact on heritage assets

10.124 The impact on the character and quality of the Barnsbury Conservation Area within which the park is located is considered positive.

10.125 The relocation of the large formal sports pitch away from the northern edge at the rear of listed terraced houses on Richmond Avenue to the centre of the park will have a beneficial impact on the setting of these particular heritage assets. While the boundary treatment to the sports pitch and the 8 x 12m high floodlights will have some visual impact on the character and qualities of the Conservation Area, they are considered necessary features of contemporary sporting facilities in order to maximise their potential usage for a wide range of participants. The location of the new sports pitch toward the centre of site helps to mitigate the impacts of the facility as does the overall design quality proposed including the increase in greening to the park and the reconfiguration of both the areas of open space and the walkways throughout.

10.126 There are minimal changes that will be visible from the Barnsbury Road (eastern) edge of the site. The changes to the rear of Richmond Avenue (north) are considered to have a positive impact. The new level access route to Sheen Grove is unobtrusive. While there will be the loss of a tree at this new entrance, this is to a degree being compensated for by the proposed dense planting along this entire northern edge, to either side of the new entrance, creating a denser green buffer between the residential properties that abut the park and the park itself.

10.127 The western edge, Hemingford Road will also benefit from an enhanced and better positioned entrance together with a densification and diversification of the planting to this edge. Views afforded to the new Community Hub building from the houses of Hemingford Road that back on to this part of the park will be minimal. This is due to the location of the new building, its height as a single storey structure, the proposed green roof, and the increased density of planting to the boundary edge.

10.128 Similarly the southern edge to Copenhagen Street will be significantly greened and the existing pedestrian access closed off and planted with the primary entrance to Copenhagen Street/Charlotte Terrace becoming the sole and primary entrance to the park from this edge.

10.129 Given the proposed increased greening, particularly to the edges of the park, as viewed from the adjacent streets, the changes are considered to have a positive impact on the character and quality of the Barnsbury Conservation Area.

10.130 Taking the totality of the proposals into consideration, the proposals are considered to have a positive impact on the character and appearance of the Barnsbury Conservation Area, and a

minimally positive (enhancement) to the setting of the listed buildings (terrace properties along Richmond Avenue), that back onto Barnard Park.

Summary – Design and Conservation

- 10.131 This is a well-designed scheme that inserts a range of new sporting and recreational facilities within a well-structured and legible form. This form is reinforced and enhanced through a well-considered landscaping plan with a range of ecologically and biodiversity rich features being added to and reinforcing the character and quality of the park.
- 10.132 The new formal 3G, 9 a-side sports pitch is to be located away from the residential lined northern edge toward the centre of the park. It is to be bounded by a 4.5m high wire mesh fencing and 8 x 12m high directional floodlights. These features are considered important in that they will enable a more intensive use of the pitch thereby making it more accessible for more people throughout the year including into the evenings.
- 10.133 The new Community Hub inclusive of café has similarly been thoughtfully located to the centre of the park. It has been appropriately designed in a quiet and ancillary manner so as not to detract from the dominant green and open character of the park. Changes to the entrances and edges are also supported given they will improve legibility, accessibility, and safety. The planting plan, including 51 new trees, (a net increase of 38 trees) will have a positive impact on the appearance and enjoyment of the park creating lovely spaces to meet and socialise in, to pass through, and to play in.
- 10.134 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 Barnsbury Conservation Area. Similarly in accordance with Section 66 of the same Act, special regard has been given to the preservation or (in this case) enhancement of the significance of heritage assets (including their setting) of statutorily listed buildings immediately abutting the park, with some minor enhancements of setting resulting from these proposals.
- 10.135 Given the above, the proposal is not considered to cause any harm to the character or appearance of the park, or the wider conservation area, nor setting of nearby listed buildings.
- 10.136 Therefore, the proposed development complies with the National Planning Policy Framework 2021, policies D3, D4 and HC1 of the London Plan 2021, policies CS8 and CS9 of the Islington Core Strategy 2011, policies DM2.1 and DM2.3 of the Development Management Policies 2013. The development also adheres to the guidance in the Islington Urban Design Guide 2017. The proposed development adheres to the guidance contained within the Barnsbury Conservation Area Design Guidelines 2002.
- 10.137 Consideration has also been given to policies DH1 (Fostering innovation and conserving and enhancing the historic environment) and DH2 (Heritage assets) of the Draft Islington Local Plan. The proposed development is considered to be of high quality which would contribute to the character of this important historic part of the borough. It is noted that the aims of policy DH2 of the Draft Local Plan do not diverge significantly from that of policy DM2.3 of the Development Management Policies in respect to heritage assets.
- 10.138 **Condition 11** will secure details of materials of the scheme to ensure a high quality design and appearance of the construction.

INCLUSIVE DESIGN

- 10.139 Policy GG1 of the London Plan 2021 requires that development must support and promote the creation of a London where all Londoners, including children and young people, older people, disabled people, and people with young children, as well as people with other protected characteristics, can move around with ease and enjoy the opportunities the city provides. Further, it supports and promote the creation of an inclusive London where all Londoners can share in its prosperity, culture and community, minimising the barriers, challenges and inequalities they face.

10.140 The Inclusive Design principles are set out within policy D5 of the London Plan which states that development proposals should achieve the highest standards of accessible and inclusive design. It should:

1. be designed taking into account London's diverse population.
2. provide high quality people focused spaces that are designed to facilitate social interaction and inclusion.
3. be convenient and welcoming with no disabling barriers, providing independent access without additional undue effort, separation or special treatment.
4. be able to be entered, used and exited safely, easily and with dignity for all 5) be designed to incorporate safe and dignified emergency evacuation for all building users. In all developments where lifts are installed, as a minimum at least one lift per core (or more subject to capacity assessments) should be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building.

10.141 At a local level, Islington's Development Management Policy DM2.2 requires all new developments to demonstrate that they:

- a) provide for ease of and versatility in use;
- b) deliver safe, legible and logical environments;
- c) produce places and spaces that are convenient and enjoyable to use for everyone; and
- d) bring together the design and management of a development from the outset and over its lifetime.

10.142 The Council's Inclusive Design SPD further sets out detailed guidelines for the appropriate design and layout of existing and proposed new buildings.

10.143 The key inclusive design considerations and comments were provided by the Accessibility Officer. Overall the scheme is acceptable and will make the park accessible for all users; however there are some minor elements of the scheme that require further detail as listed below.

10.144 Park design:

- Opening force required to open all entrance gates
- gates could be open/closed by park management staff;
- Gym equipment accessibility for wheelchair users;
- Benches- some to be provided with both comfortable back and arm rests; at a variety of heights to cater to taller and shorter people; hardstanding at either side to allow a wheelchair user sit next to a seated companion (and if possible allow transfer from wheelchair to stand);
- Picnic bench - At least one to be accommodated for a wheelchair user with a large enough gap for the wheelchair to fit under;
- Table tennis tables and Sheffield cycle stands - need to ensure that they are visible for people with visual impairments (e.g.-contrast).
- Sheen Grove entrance- tactile braille element for the signage is needed; and
- Hemingford Road entrance gradient should be 1:20.

10.145 Community hub design:

- One of the accessible WCs serving the exterior of the park to be right hand transfer to provide a choice for users (both are left);
- Kitchen countertops are height adjustable; and

Table and chairs to be wheelchair user friendly.

10.146 The detailed accessibility considerations will be secured by **condition 12**.

10.147 In conclusion, the proposed development would comply with the relevant policies in delivering an inclusive environment that is safe, convenient and inclusive for all future users, subject to condition 12.

NEIGHBOURING AMENITY

10.148 Paragraph 127 of the National Planning Policy Framework states that planning decisions should ensure that developments would have a high standard of amenity for existing and future users. 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.

10.149 Part D of policy D3 of the London Plan 2021 states that development proposals should deliver appropriate outlook, privacy and amenity, the design of the development should also help prevent or mitigate the impacts of noise and poor air quality.

10.150 Policy DM2.1 of the Development Management Policies Document 2013 identifies that consideration shall be given to noise and the impact of disturbance, vibration, as well as overshadowing, overlooking, privacy, direct sunlight and daylight receipt, over-dominance, sense of enclosure and outlook.

10.151 Given the location of the proposed Community Hub building in the centre of Barnard Park and the extent of the development (single storey structure), it is considered that there are minimal impacts that are likely to occur to nearby residential properties as a result of the new building itself or of the activities it would accommodate. Furthermore, the central location of the sports pitch is considered to minimise any potential amenity impacts to nearby properties including the directional floodlighting .

10.152 However, the following neighbouring properties are nonetheless considered in terms of potential impacts on their amenity:

- Nos. 12-42 Hemingford Road;
- Nos. 46- 90 Richmond Avenue;
- Nos. 163-185 Barnsbury Road;
- Nos. 60- 80 Copenhagen Street.

10.153 In addition to the addresses listed above, it is considered that the use and activities within the redeveloped park as well as the entries and exits may have the potential to impact upon the amenity of a wider area in terms of noise, and general disturbance.

Daylight, Sunlight and Overshadowing

10.154 The bulk of the built aspects of the development is located within the centre of park which includes the single storey community hub building, the fencing for the new sports pitch and the floodlights which are located a substantial distance away from the nearest residential properties that surround the park. As such, it is considered that the proposed development would not impact upon the daylight and sunlight of neighbouring residential occupiers.

10.155 Furthermore, the 25-degree or 45-degree tests do not need to be applied in this instance. The development does not require a daylight and sunlight assessment (in accordance with BRE criteria).

Privacy

10.156 Views from the proposed community hub building would be of the surrounding park and therefore, would not result in any direct overlooking into neighbouring residential properties. All other aspects of the development due to its minor scale and nature would not impact upon neighbouring privacy.

10.157 The projected increased and intensified use of the park is also considered to not impact upon neighbouring amenity given that the relationship between the park and surrounding residential properties would not alter and the high-level boundary walls separating such properties from the park would remain as existing. The relocation of the northern entrance would not cause direct overlooking into the properties of Richmond Avenue that flank Sheen Grove.

10.158 Overall, the relationship between the site and neighbouring properties in terms of privacy would remain.

Outlook

10.159 It is considered that whilst the outlook from surrounding properties would inevitably change, it would not be adverse due to the landscaping and built form improvements that could be appreciated in the longer private views. Furthermore, it is considered that as the built structures of the redevelopment would be located in the centre of the park, this would not lead to an overbearing development, nor a sense of enclosure. Overall, the proposed development would maintain the same open outlook from neighbouring properties across a large urban park within the townscape.

General Noise, Disturbance and Hours of Operation

10.160 Policy DM2.1 also states development should not have an adverse impact on amenity in respect to noise and disturbance.

10.161 The redeveloped park is expected to result in increased numbers of users given its improved community, sporting and recreational use, which in turn is considered likely to increase the levels of general noise and disturbance. However, it is noted that the existing park is underused and such any noise impacts because of the development would largely be at levels anticipated for a park of this scale.

10.162 The sports pitch and community hub area would be located at the centre of the park, which is the furthest away from surrounding neighbouring occupiers. The impact on the adjoining occupiers along Richmond Avenue would be alleviated to an extent with the sports pitch being relocated away from the northern perimeter of the park and reduced in size, balanced against the proposed longer hours of use facilitated by the floodlighting

10.163 The council's Public Protection officer has commented that the arrangement of the new sports pitch would not cause amenity concerns in terms of noise and activity. This assessment is subject to fencing being installed as shown on the proposed plans and the pitch being managed in line with the Pitch Management Plan (discussed further on).

10.164 Sporadic pockets of general noise and disturbance may occur at the entrances to the park, with perhaps such likely to be experienced more by neighbours near the new Sheen Grove entrance (in the same manner as the existing Boxworth Grove entrance) given its quieter location and therefore greater likelihood for sound to echo and bounce. However, controlled opening times of the park would mean such disturbance would not occur during the late-night period.

10.165 Use of the park would be monitored by the Council's Parks Service with anti-social or criminal activity (discussed further within this report) dealt with by the Metropolitan Police.

Hours of Operation and Management

- 10.166 A management plan for the proposed community hub building was submitted as part of the application. This sets out the hours of use i.e. 8am-10pm Monday to Fridays, 8am-6pm on Saturdays and 8am-8pm on Sundays all year round.
- 10.167 The submitted management plan for the community hub provides details for permitted uses and core rules including, that the sale and consumption of alcohol is prohibited, and no amplified music above 80 decibels is permitted. The plan also details safety and security measures, deliveries, waste collection (discussed further on in this report), permitted occupancy levels, supervision, and maintenance arrangements. The proposed measures within the Plan are considered acceptable and upon approval, the compliance with these details will be secured by **condition 13**.
- 10.168 The submitted management plan for the sports pitch states that the pitch would have operating hours of 9am-10pm Monday to Friday, 9am-6pm Saturdays, and 9am-8pm Sundays. These hours are considered acceptable given its location away from neighbouring properties and that the closing times coincide with the closing times for the hub. This means there would be no congregating of persons from the pitch to the hub and vice versa.
- 10.169 The sports pitch would be overseen by one member of staff at all times and the pitch would be staffed every day of the year apart from 25 December to 02 January inclusive. The staffing hours are 8am-10pm Monday to Friday, 8am- 6pm Saturdays and 8am-8pm on Sundays. The pitch would be pre - booked through a booking system and therefore the number of people can be managed and co-ordinated, reducing the groups of users congregating outside the pitch. The proposed measures within this plan are also considered acceptable and upon approval, the compliance with these details will be secured by **condition 14**.
- 10.170 The proposals to control the hours of use of the sports pitch and floodlighting to coincide with the operational hours of the Community Hub building (as well as the staffing at the Hub) are considered to strike the right balance between maximising community use of the pitch and the hub and minimising disturbance and noise to adjoining residents. These management plans (including hours of use) would be secured by **condition 14,15 and 16**

Light Pollution

- 10.171 A Lighting Impact Assessment has been submitted with the application considering the light spill arising from the proposals. The Council's Public Protection Officer has been consulted and considers the information acceptable.
- 10.172 The floodlighting consists of 12x modern Philips OptiVision LED luminaires with a zero upward lighting ratio. They have additional louvres fitted to the luminaire to reduce spill further. The lighting report includes light spill predictions and predicts compliance with the Institute of LP guidance on the reduction of obtrusive light. With the predictions provided and measures to reduce light spill it can be summarised that the installation is in line with that guidance. The hours of lighting would be secured under **condition 16**.

Construction Impacts

- 10.173 The construction works proposed under this application would unavoidably cause some degree of noise and disruption.
- 10.174 The applicant has submitted a Construction Management Plan which has been reviewed by the Public Protection Officer who welcomes the draft plan but comments that the document must reference the Islington Council's Code of Practice of Construction Sites. There are also some more details needed on demolition, site offices and power supply, along with NRMM registration, potential crusher use and newsletters. The Public Protection Officer also advises that any site waste should be disposed of appropriately and any imported materials should be tested/suitable for use. A full Demolition, Construction and Environmental Management Plan is secured under **condition 17**.

10.175 The transportation and highways impacts during the construction stage are further discussed in the Highways and Transport section further on.

Neighbouring Amenity Summary

10.176 Subject to the conditions set out in this report, it is considered that the proposed development would not give rise to unacceptable impacts on neighbouring residential amenity.

ENERGY AND SUSTAINABILITY

10.177 The NPPF confirms that the purpose of the planning system is to contribute to the achievement of sustainable development, and standards relevant to sustainability are set out throughout the NPPF. Paragraph 148, under section 14. 'Meeting the challenge of climate change, flooding and coastal change', highlights that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

10.178 London Plan policy GG6 requires London to become a more efficient and resilient city, in which development must seek to improve energy efficiency and support the move towards a low carbon circular economy, contributing towards London becoming a zero carbon city by 2050. Proposals must ensure that buildings are designed to adapt to a changing climate, making efficient use of water, reducing impacts from natural hazards like flooding and heatwaves, while mitigating and avoiding contributing to the urban heat island effect.

10.179 Policy SI 2, in support of the strategic objectives set out in Policy GG6 above, requires new developments to aim to be zero carbon with a requirement for a detailed energy strategy to demonstrate how the zero-carbon target will be met within the framework of the energy hierarchy. It requires all major development proposals to contribute towards climate change mitigation by reducing carbon dioxide emissions by 35% through the use of less energy (be lean), energy efficient design (be clean) and the incorporation of renewable energy (be green). Moreover, where it is clearly demonstrated that the zero carbon figure cannot be achieved then any shortfall should be provided through a cash contribution towards the Council's carbon offset fund.

10.180 Policy CS10 of the Islington Core Strategy requires that development proposals are designed to minimise onsite carbon dioxide emissions by maximising energy efficiency, supplying energy efficiently and using onsite renewable energy generation. Developments should achieve a total (regulated and unregulated) CO₂ emissions reduction of at least 27% relative to total emissions from a building which complies with Building Regulations 2013 (39% where connection to a Decentralised Heating Network is possible). Typically, all remaining CO₂ emissions should be offset through a financial contribution towards measures which reduce CO₂ emissions from the existing building stock.

10.181 Policy DM7.1 of the Islington Development Management Policies requires development proposals to integrate best practice sustainable design standards and states that the council will support the development of renewable energy technologies, subject to meeting wider policy requirements. Details are provided within Islington's Environmental Design SPD, which is underpinned by the Mayor's Sustainable Design and Construction Statement SPG.

10.182 Whilst this application is classed as a major development, by virtue of the site area, the proposed building is a minor structure (measuring circa 160sqm). No Sustainable Design and Construction Statement (SDCS) was submitted with this application. However, given the straightforward nature of the structure proposed and its small scale, in this particular instance, it is considered that a planning condition could be imposed securing a Sustainable Design and Construction Statement to be submitted to and approved in writing prior to demolition of the Hub Building or the caretaker's facilities. This document would detail energy efficiency measures.

10.183 It should be stressed that it is only in this instance that it is considered reasonable to secure the details of the SDCS as a pre-commencement condition in lieu of being requested and assessed in this application. This is due to the nature of the site and development, with the development proposing minimal built form which includes a green roof and an air source heat pump (in the context of the overall development), as well as the improvements (both quantitative and qualitative) to landscaping, planting and trees proposed.

10.184 The Council's Energy and Sustainability Officer was consulted as part of the application. It was advised that whilst the application is a major development due to the scale of the site, the scale and extent of the built form elements are akin to a minor development, and therefore, the application can be treated as such in terms of sustainability and the relevant policies.

10.185 Policy DM7.2 of the Islington Development Management Policies requires minor developments to achieve best practice energy efficiency standards, in terms of design and specification (part A). The policy (part C) also requires on-site regular emissions to be dealt with by on-site measures with those remaining to be offset. The development proposes a green roof, air source heat pump as well as tree planting which would provide some small measures to tackle climate change. Further measures would be outlined within the SDCS, as secured by **condition 18**.

BREEAM

10.186 Part G of policy DM7.4 specifies "*Non-residential major developments, non-residential new-build minor developments of one unit or more, and non-residential extensions of 100m² of greater, are required to demonstrate how they would achieve all credits for water efficiency in the relevant BREEAM scheme. Where it is demonstrated that this is not reasonably possible, developments (subject to the above exclusions) are required to achieve at least 2 credits for water efficiency in the relevant BREEAM scheme.*"

10.187 The applicant has submitted a BREEAM statement (pre-assessment estimator report) to support the proposed community hub building. Within the pre-assessment, it calculates that the community hub building would achieve 7 out of 8 credits available. However, it does achieve 4 credits in the water consumption category which involves water efficiency components.

10.188 The proposed development has been demonstrated to achieve Very Good in the overall BREEAM rating and this rating would be secured by **condition 19**.

Flood risk

10.189 Two separate flood risk assessments were submitted for the park development and the community hub building. Both assessments identify that Barnard Park is located within Flood Zone 1 (low probability of flooding) and within a Critical Drainage Area (CDA). Groundwater flooding may occur during long lasting or intense rainfall; however, generally, this is a low probability of occurring.

10.190 A CDA is defined as "*A discrete geographic area (usually a hydrological catchment) where multiple and interlinked sources of flood risk (surface water, groundwater, sewer, main river and/or tidal) cause flooding in one or more Local Flood Risk Zones during severe weather thereby affecting people, property or local infrastructure.*"

10.191 The assessment concludes that flood risk (groundwater and surface) is at very low to low levels, but the development provides the opportunity to implement Sustainable Urban Drainage Systems (SUDS) to reduce water run off which is proposed through the green roof on top of the community hub building. In addition, the proposed landscaping, tree planting and biodiversity improvements are considered to contribute towards water run off mitigation, through inclusion of swales. SUDS implementation is secured under **condition 20**.

10.192 Subject to the condition (**18**) to secure and approve a Sustainable Design and Construction Statement, the proposed development is considered to be generally acceptable in regards to sustainability and as such is capable of complying with policies GG6 and SI 2 of the London Plan

2021, policy CS10 of the Islington Core Strategy 2011, and policies DM7.1, DM7.2 and DM7.4 of the Islington Development Management Policies 2013.

HIGHWAYS AND TRANSPORT

- 10.193 Paragraph 108 of the NPPF states that applications should ensure that appropriate opportunities to promote sustainable transport modes can be or have been taken up, given the type of development and its location. Development proposals should also ensure that any significant impacts from the development on the transport network or on highway safety, can be cost effectively mitigated to an acceptable degree.
- 10.194 Policy T4 of the London Plan 2021 states that development proposals should reflect and be integrated with current and planned transport access, capacity and connectivity. Transport Statement should be submitted with development proposals to ensure that impacts on the capacity of the transport network are fully assessed. Furthermore, part C of this policy states that where appropriate, mitigation, either through direct provision of public transport, walking and cycling facilities and highways improvements or through financial contributions, will be required to address adverse transport impacts that are identified.
- 10.195 Policy DM8.1 of the Islington Development Management Policies states that the design of the development is required to prioritise the transport needs of pedestrians, public users and cyclists above those of motor vehicles. Further, Policy DM8.2 states that proposals are required to meet the transport needs of the development and address its transport impacts in a sustainable manner and in accordance with best practice. Where the council considers that a development is likely to have a significant negative impact on the operation of transport infrastructure, this impact must be satisfactorily mitigated.
- 10.196 The site has a poor to average PTAL rating access to public transport and the Public Transport Accessibility Level is 2-3. Bus routes which serve the site are 153 and 274. The site is a ten-to-fifteen minute walk from Angel Underground Station which is served by the northern line and a ten-to-fifteen minute walk from Caledonian Road & Barnsbury Road Overground Station.

Proposal

- 10.197 The park is accessed from multiple entrances to its north, east, south, and west. There would be vehicle access via Charlotte Terrace which would be used for maintenance vehicles by the Council's Park Services as well as by Thames Water vehicles to require access to water/sewerage point located within the south of the park. The development is proposed to be car-free, with no vehicle parking proposed on-site.
- 10.198 In regards to disabled parking, the proposal would rely on the existing resident parking bays, short stay bays and designated disabled parking bays within the vicinity, in which blue badge holders would be able to use without charge or restriction.

Vehicle Parking

- 10.199 No vehicle parking is proposed on-site which is considered acceptable and in accordance with policy CS10 of the Islington Core Strategy and policy DM8.5 of the Islington Development Management Policies. These policies require developments to be car free.

Cycling

- 10.200 In terms of cycling, policy T5 of the London Plan states that development proposals should help remove barriers to cycling and create a healthy environment in which people choose to cycle. It should also secure appropriate levels of cycle parking that should be fit for purpose, secure and well-located.
- 10.201 The proposed cycle parking facilities would be located at the southern Barnsbury Road entrance and at the Charlotte Terrace entrance and would provide 8x and 4x spaces respectively. Although the amount of cycle parking proposed is considered acceptable, further details are

required to demonstrate that such facilities would be fully accessible. These details would be secured by **condition 21**.

10.202 Overall, the proposal would provide an acceptable level of cycle facilities to support the development and to encourage use of alternative transport modes, which complies with the objectives of Policy T5 of the London Plan 2021, and policy DM8.4 of the Islington Development Management Policies 2013.

Servicing and Waste Management

10.203 Part A of policy DM8.6 (Delivery and Servicing for New Developments) states that for commercial developments over 200 square metres, delivery/servicing vehicles should be accommodated on-site, with adequate space to enable vehicles to enter and exit the site in forward gear (demonstrated by a swept path analysis). Where servicing/delivery vehicles are proposed on street, Policy DM8.6 (Delivery and servicing for new developments), Part B, requires details to be submitted to demonstrate that onsite provision is not practical, and show that the on-street arrangements will be safe and will not cause a traffic obstruction/nuisance.

10.204 Servicing details were provided within the submitted management plan for the hub building which outlines that all deliveries would be made on-site via the Charlotte Terrace entrance of the park and no vehicles should drive further than the entrance hardstanding. Vehicles should safely park in that area and deliver their materials to the hub building by trolley. However in exceptional circumstances vehicles would be allowed (with permission from the Parks Services), to drive up to the building to deliver heavier items and materials.

10.205 The Management Plan also states that no deliveries would be made to the hub building outside the hours of 8am to 6pm Monday to Saturday, and 10am to 3pm Sundays and Bank Holidays. These hours would be secured by **condition 22**.

10.206 In terms of refuse and recycling, officers have had regard to the council's refuse and recycling storage requirements. Within the management plan, it is outlined that waste collection for the hub building would be carried out from within the park by park staff as part of the existing litter and refuse collection arrangement. It would be disposed of at their depot at Cottage Road and the building would not result in the increase of refuse collection trips.

Construction Impacts

10.207 The proposed construction works would inevitably have some impact to the local area during the construction period. A construction management plan was submitted by the application and a detailed DCEMP is secured by **condition 17**.

Highways Summary

10.208 Overall, it is considered that the application would have adequate provision for servicing, waste storage, accessibility, cycling, collections and deliveries, subject to the relevant conditions. The proposal would be acceptable and would comply with policies T5 and T6 of the London Plan 2021, policies CS10, CS11 and CS13 of the Islington Core Strategy 2011; and DM8.2, DM8.4, DM8.5 and DM8.6 of the Islington Development Management Policies 2013.

SAFETY AND SECURITY

10.209 The Mayor's Housing SPG (para 2.2.19) states that 'Buildings and spaces should deter criminal opportunism and provide residents with an increased sense of security, without being intimidating or reliant on excessive management.' Policy DM2.1 of the Islington Development Management Policies 2013, requires development (amongst other aspects related to design) to be safe and inclusive.

10.210 To ensure that the proposed development would be secure and meet the relevant crime prevention objectives, it is recommended that the scheme meets Secured By Design accreditation, and as such would be secured by **condition 23**.

FIRE SAFETY

- 10.211 Policy D12 of the London Plan states that in the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety. All major development proposals should be submitted with a Fire Statement, which is an independent fire strategy, produced by a third party, suitably qualified assessor. Such statements should contain: the building's construction; means of escape for all building users; features that reduce the risk to life; access for fire service personnel and equipment; provision for fire appliances; and future modifications to the building.
- 10.212 The applicant has submitted a Fire Statement prepared by a professional with qualifications and credentials in the area of building and civil engineering, fire engineering and fire safety engineering. The statement concludes that given its location and scale, the building is at low risk in terms of fire but the green roof has the potential to spread fire. Due to the open space location of the building, easy evacuation from the building can be managed whilst the park routes and roads leading to it can accommodate fire vehicles. As the building would be located more than 100m from a fire hydrant, a hydrant is proposed by the building. Provision of this hydrant prior to first occupation of the Hub Building will be secured by **condition 24**.
- 10.213 It is noted that the author of the submitted Fire Statement is a qualified person with expertise in fire safety and engineered solutions, and as such, the applicant has considered the fire safety of the development as part of the overall scheme. A Condition is recommended (**condition 25**) requiring an updated Fire Statement to be submitted in the event that there are any changes to the proposals.

PLANNING BALANCE ASSESSMENT

- 10.214 Paragraph 47 of the NPPF states that *"Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise"*.
- 10.215 In land use terms the proposals would result in a small loss of public open space which conflicts with policies G4B of the London Plan, Islington Core Strategy policy CS15B and Development Management policies DM6.3A. Whilst a small loss of SINC would occur, the significant enhancements to biodiversity and ecology are considered to ensure that the proposals accord with the aims of policy CS15 D. The small loss of public open space are a result of delivering a fully accessible and inclusive Community Hub building, which would increase the diversity of users and the user experience when visiting the park.
- 10.216 Due to the loss of quantity of sports pitch as a result of these proposals, the development would conflict with policies CS17A and B, DM6.4 Part C V) and the proposals do not entirely meet London Plan policy S5 Part C (1) despite the proposals meeting local need (as informed by Local Assessment in 2018) and significantly enhancing the quality of provision and its efficient management of use.
- 10.217 The proposals would comply with the social and community infrastructure policies through improved, more accessible and flexible facilities ideally located to serve the local community. The development would otherwise comply with the remaining aspects of policies S5 and G4 of the London Plan 2021; policy CS15 of the Islington Core Strategy 2011; and policies DM6.1, DM6.3 and policy DM6.4 of the Islington Development Management Policies 2013.
- 10.218 The scheme would comply with policies relating to design, conservation, heritage, neighbouring amenity, sustainability (subject to planning conditions), biodiversity, accessibility and transportation.
- 10.219 It should be recognised that the scheme also involves planning benefits, which should be afforded weight as material planning considerations. These have been discussed throughout the report, and include:

- New and improved formal and informal sports facilities;

- New community hub building designed to be fully accessible and inclusive to wheelchair and other mobility impaired users and support the use of the various parts of the park
- New and improved entrances to the park;
- Improved safety and accessibility;
- More trees and other forms of planting;
- Significantly improved biodiversity values within an area of deficiency in access to nature;
- Enhancement to the setting of adjacent listed buildings by relocating the sports pitch to the centre of the park, reducing its size and significantly improving its visual quality.
- Minor enhancement to the character and appearance of the Barnsbury Conservation Area through the modifications listed above, increased tree planting and biodiversity.

10.220 Whilst the scheme results in a minor loss of public open space and a reduction in the size of the sports pitch (8990sqm to 5764sqm a 35.9% reduction), the proposals also include the above listed planning benefits that are considered to weigh favourably towards the scheme. The proposals have been informed by community consultation including with Sports England (who support the proposals) to diversify the sporting use of the sports pitch and the recreational use of the park and enhance its ecological value given the parks location within an area of deficiency in access to nature. The proposals are considered best designed to encourage healthy and active lifestyles for the widest range of park users and are on-balance supported, despite representing a departure due to sport pitch size reduction and minor loss of public open space.

11. CONCLUSION

11.1 It is recommended that planning permission is granted subject to Conditions as set out in Appendix 1.

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

That planning permission be granted subject to **conditions** to secure the following, and that there is delegated to each of the following: the Head of Development Management the Team Leader Major Applications and the Team Leader Planning Applications to make minor changes (additions removals or amendments) to the conditions:

List of Conditions:

1	<p>Commencement</p> <p>CONDITION: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.</p> <p>REASON: To comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).</p>
2	<p>Approved Plans List</p> <p>DRAWING AND DOCUMENT NUMBERS: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>Location Plan (Barnard Park, Unnumbered).</p> <p>BP-IA-365-SP-P1-B. BP-IA-365-LMP-P1-Rev T.</p> <p>BP-IA-365-LGA: P01-Rev J; P02-Rev I; P03-Rev H; P04- Rev J; P05-Rev D.</p> <p>BP-IA-365-LS: P1- Rev E; P2- Rev E; P3- Rev C; P4- Rev- F; P5- Rev E; P6- Rev D; P7- Rev D; P8- Rev B; P9- Rev B.</p> <p>BP-IA- 365-LE: P1; P2; P3; P4.</p> <p>SS18_04: BP1-A; BP2-A; BP3-A; BP4-A.</p> <p>SC-BP (Demolition): 1 Rev 1; 2 Rev 1. SC-BP (Proposed): 1 Rev 5.</p> <p>Planning Statement by LUC dated 12/2021; Design & Access Statement by Ireland Albrecht dated 10/12/2021; Design & Access Statement (Hub Building) by Sports Clubhouses Ltd dated 12/2021; Barnard Park Hub Building Management Plan by Islington Council; Barnard Park 3G Football Pitch Management Plan by Islington Council; Barnard Park G Football Pitch Draft Programme By Islington Council; Health Impact Assessment by Islington Council; Arboricultural Report by Tim Moya Associates (Ref: 210260-PD-11d) dated 11/2021; i-Tree Eco Inventory by Tim Moya Associates (Ref:210260-IT-01) dated 06/2021; Preliminary Ecological Appraisal by Tim Moya Associates (Ref: 210260-ED-01a) dated 06/2021; Biodiversity Net Gain Assessment by Tim Moya Associates (Ref: 210260-ED-02) dated 06/2021; Ecological Enhancement Scheme by Tim Moya Associates (Ref: 210260-ED-03) dated 06/2021; Bat Survey Report by Tim Moya Associates (Ref: 210260-ED-04) dated 09/2021; Urban Greening Factor document; BREEAM UK New Construction 2018 Pre-Assessment Estimator Report Rev 1 by Base Energy dated 28/0/2022; Flood Risk Assessment (Community Hub, Rev 0) by Base Energy dated 17/12/2021; Flood Risk Assessment (Park Improvement Proposals, Rev 0) by Base Energy dated 17/12/2021; Sports Lighting Impact Assessment by SSL dated 27/07/2021; Transport Assessment by Elliott Wood (Ref: 2210573 Rev 1) dated 24/12/2021; Construction Management Plan by Ireland Albrecht dated 10/11/2021; Fire Statement (Form) by Basil Jackson dated 07/12/2021; Barnard Park Improvements: Public Engagement Feedback by Islington Council.</p> <p>REASON: To comply with Section 70(1)(a) of the Town and Country Act 1990 as amended and the Reason for Grant and also for the avoidance of doubt and in the interest of proper planning.</p>

3	<p>Sports Pitch- Construction Details and Specifications, Community Use and Management</p>
	<p>CONDITION: The 3G 9 aside sports pitch hereby approved shall be constructed to World Rugby Regulation 22 standards. The details and specification of the sports pitch shall be submitted to the Local Planning Authority and approved in writing prior to commencement of those works in consultation with Sports England.</p> <p>The construction, operation and management of the sports pitch shall be carried out strictly in accordance with the details so approved.</p> <p>REASON: To ensure that the pitch is constructed in a manner to accommodate both football and rugby use and maximise the opportunities for other potential users of the facility.</p>
4	<p>Urban Greening Factor</p> <p>CONDITION: The development hereby permitted shall achieve an Urban Greening Factor of 0.63.</p> <p>Alternatively, a Biodiversity / Urban Greening Factor Assessment and Report (BUGFA) shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development hereby approved which satisfactorily demonstrates and justifies why an Urban Greening Factor of 0.63 cannot be achieved. The report shall give consideration to additional planting, intensive or semi-intensive green roofs, the addition of raingardens and planting and seek alternatives to any measures that may be suggested as no longer possible to deliver.</p> <p>In the event a BUGFA is submitted and approved, the development shall be carried out in accordance with the approved BUGFA in all respects, including any new management regime accompanying the Report.</p> <p>REASON: In the interest of biodiversity, sustainability and to ensure that green infrastructure is maximised on the site.</p>
5	<p>Nature Conservation (Compliance)</p> <p>CONDITION: The development hereby permitted shall be built with the measures and recommendations as outlined within the approved Biodiversity Net Gain Assessment (Ref: 210260-ED-02, June 2021), Preliminary Ecological Appraisal (Ref 210260-ED-01a, June 2021), Ecological Enhancement Scheme (Ref: 210260-ED-03, June 2021), and Bat Survey Report (Emergence Survey) (Ref: 210260-ED-04, September 2021) by Tim Moya Associates.</p> <p>REASON: In the interest of biodiversity, sustainability and to ensure that green infrastructure is maximised on the site.</p>
6	<p>Green Roof (Details)</p> <p>CONDITION: Notwithstanding the approved plans, details of the proposed green/blue/brown roof to the Hub-Building hereby approved shall be submitted and approved by the Local Planning Authority prior the commencement of works relating to this building. The proposed green/blue/brown roof shall be designed, installed and maintained in a manner that meets the following criteria:</p> <ul style="list-style-type: none"> i. green roofs shall be biodiversity based with extensive substrate base (depth 120 - 150mm); ii. laid out in accordance with plans hereby approved; and iii. 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). The biodiversity (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be accessed for the purpose of essential maintenance or repair, or escape in case of emergency.

	<p>The green/blue roof approved shall not be used as an amenity or sitting out spaces of any kind whatsoever and shall not be used other than for essential maintenance or repair, or escape in case of emergency.</p> <p>The biodiversity roof shall be installed strictly in accordance with the details as approved, shall be laid out within 3 months or the next available appropriate planting season after completion of the external development works / first occupation, and shall be maintained as such thereafter.</p> <p>REASON: In order to ensure the development maximises opportunities to improve the green infrastructure on site and help boost biodiversity and minimise run-off.</p>
7	Swift Boxes (Compliance)
	<p>CONDITION: No less than 2x universal in-built swift boxes shall be implemented within the construction of the community hub building and retained as such permanently thereafter.</p> <p>REASON: In the interest of biodiversity, sustainability and to ensure that green infrastructure is maximised on the site.</p>
8	Nature Conservation (Details)
	<p>CONDITION: Notwithstanding the approved plans and documents, details of the proposed nature conservation and biodiversity measures shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site:</p> <ul style="list-style-type: none"> a) species details for the hedgerows and meadows b) pond details c) landscape and biodiversity management plan <p>The development shall be delivered and in accordance with the approved details and retained as such thereafter.</p> <p>REASON: In the interest of biodiversity, sustainability and to ensure that green infrastructure is maximised on the site.</p>
9	Tree Protection
	<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> <ul style="list-style-type: none"> a) Specific issues to be dealt with in the TPP and AMS: b) Location and installation of services/ utilities/ drainage. c) Methods of demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees. d) Details of construction within the RPA or that may impact on the retained trees. e) A full specification for the installation of boundary treatment works. f) A full specification for the construction of any roads, parking areas and driveways, including details of the no-dig specification and extent of the areas of the roads, parking areas and driveways to be constructed using a no-dig specification. Details shall include relevant sections through them. g) 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,

	<p>demonstrating that they can be accommodated where they meet with any adjacent building damp proof courses.</p> <ul style="list-style-type: none"> h) A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing. i) A specification for scaffolding and ground protection within tree protection zones. j) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area. k) 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 l) Boundary treatments within the RPA m) Methodology and detailed assessment of root pruning n) Reporting of inspection and supervision o) Methods to improve the rooting environment for retained and proposed trees and landscaping p) Veteran and ancient tree protection and management <p>The development thereafter shall be implemented in strict accordance with the approved details.</p> <p>REASON: Required prior to commencement of development to satisfy the Local Planning Authority that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality, in accordance with Policy DM 2.3 and DM 6.5, policies G1, G5 and G7 of the London Plan, policies G1 and G4 of the emerging Local Plan and pursuant to section 197 of the Town and Country Planning Act 1990.</p>
10	Tree Planting
	<p>CONDITION: Prior to completion or first occupation of the development hereby approved, whichever is the sooner; full details of all proposed tree planting shall be submitted to and approved in writing by the Local Planning Authority. This will include planting and maintenance specifications, including cross-section drawings, use of guards or other protective measures and confirmation of location, species and sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times approved.</p> <p>Any trees that are found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of similar size and species in the first suitable planting season.</p> <p>REASON: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990 to safeguard and enhance the amenity of the area, to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality in accordance with Policy DM 2.3 and DM 6.5, policies G1, G5 and G7 of the London Plan, policies G1 and G4 of the emerging Local Plan.</p>
11	Materials (Details)
	<p>CONDITION: Notwithstanding the approved drawings, details and samples of all facing materials shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on site. The details and samples shall include:</p>

	<ul style="list-style-type: none"> a) Details of all external facing materials to be used in the Hub Building b) Windows and doors for the Hub Building c) Roof materials d) Any other materials to be used in the Hub Building e) Sports pitch surfacing f) Sports pitch fencing <p>The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: In the interest of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard.</p>
12	Landscaping (Details)
	<p>CONDITION: The landscape strategy shall be implemented in accordance with the submitted Landscaping Proposals as shown on drawing numbers BP-IA-365-LMP-P1 Rev T; BP-IA-365-LGA-P-01 Rev J; BP-IA-365-LGA-P-02 Rev I; BP-IA-365-LGA-P-03 Rev H; BP-IA-365-LGA-P-04 Rev J; BP-IA-365-LGA-P-05 Rev D unless otherwise agreed in writing with the Local Planning Authority</p> <p>Further details of landscaping shall be submitted to and approved in writing by the Local Planning Authority prior to practical completion of the hereby approved development.</p> <p>The additional information shall include the following details:</p> <ul style="list-style-type: none"> a) soft landscaping features including details of proposed species; b) hard landscaping; c) gym equipment; d) details of all furniture (inclusive of accessible features); e) tactile paving to entrances; f) land levels. <p>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. 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 and sustainability, to ensure that a satisfactory standard of visual amenity is provided and maintained, and to facilitate and promote inclusive and sustainable communities.</p>
13	Management Plan- Hub Building (Compliance)
	<p>CONDITION: The hereby approved Hub Building shall be operated and managed strictly in accordance with the Barnard Park hub Building Management Plan (received 16/12/2021) and no change therefrom shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: To ensure the operations of the use provide a safe and secure environment and protect the amenity of residential occupiers.</p>
14	Management Plan- Sports Pitch (Compliance)

	<p>CONDITION: The hereby approved sport pitch shall be operated and managed strictly in accordance with the Barnard Park 3G Football Pitch Management Plan (received 16/12/2021) and no change therefrom shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: To ensure the operations of the use provide a safe and secure environment, protect the amenity of residential occupiers and provide public access to the sports facilities available at the site.</p>
15	Hours of Operation- Community Hub and Sports Pitch (Compliance)
	<p>CONDITION: The Community Hub building hereby approved shall not operate outside the hours of:</p> <p>8am-10pm Monday to Fridays, 8am-6pm on Saturdays and 8am-8pm on Sundays and Bank Holidays</p> <p>The proposed sports pitch hereby approved shall not operate outside the hours of:</p> <p>9am-10pm Monday to Friday, 9am-6pm Saturdays, and 9am-8pm Sundays and Bank Holidays.</p> <p>REASON: To ensure that the proposed development does not have an adverse impact on neighbouring residential amenity.</p>
16	Hours of Operation- Floodlights (Compliance)
	<p>CONDITION : The hereby approved floodlighting to the sports pitch shall be controlled by photocell detector and timer switch and only operate during the hours of:</p> <p>09:00-2200 Monday to Friday, 09:00-18:00 Saturdays, and 0900-2000 hours Sunday and Bank Holidays only.</p> <p>The floodlighting shall be regularly checked and maintained to minimise light spill.</p> <p>REASON: To ensure that the proposed development does not have an adverse impact on neighbouring residential amenity.</p>
17	Demolition, Construction Environmental Management Plan (Details)
	<p>CONDITION: Notwithstanding the details submitted with the application, a Demolition, Construction and Environmental Management Plan (DCEMP) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.</p> <p>The DCEMP should be in accordance with the Council's Code of Practice for Construction Sites and shall include details and arrangements regarding:</p> <ul style="list-style-type: none"> b) The notification of neighbours with regard to specific works; c) Advance notification of any access way, pavement, or road closures; d) 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; e) Details regarding the planned demolition and construction vehicle routes and access to the site; f) 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;

	<p>g) 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;</p> <p>h) 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.)</p> <p>i) Details of any proposed external illumination and/or floodlighting during construction;</p> <p>j) Details of measures taken to prevent noise disturbance to surrounding residents;</p> <p>k) 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>l) Details addressing environmental and amenity impacts (including (but not limited to) noise, air quality, smoke and odour, vibration and TV reception)</p> <p>m) Details as to how safe and convenient vehicle access will be maintained for neighbouring sites at all times, including emergency service vehicles;</p> <p>n) Details as to how neighbour amenity impacts arising specifically from the proposed basement and foundations will be minimised;</p> <p>o) Details of any construction compound including the siting of any temporary site office, toilets, skips or any other structure;</p> <p>p) 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>q) Details of measures taken to minimise the impacts of the construction process on air quality, including NRMM registration. An inventory of all Non-Road Mobile Machinery (NRMM) must be registered on the NRMM register https://nrmm.london/usernrmm/register prior to the commencement of use of any NRMM at the application site. All NRMM should meet as minimum the Stage IIIA emission criteria of Directive 97/68/EC and its subsequent amendments unless it can be demonstrated that Stage IIIA equipment is not available. All NRMM should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. 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.</p> <p>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 details and measures approved in the DCEMP.</p> <p>The development shall be carried out strictly in accordance with the details so approved and no change therefrom shall take place without the prior written consent of the Local Planning Authority.</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>
18	<p>Sustainable Design and Construction Statement (Details)</p> <p>CONDITION: Prior to the commencement of development of the Community Hub building (including demolition), a Sustainable Design and Construction Statement (SDCS) shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>Should there be any change to the energy efficiency measures within the subsequently approved Sustainable Design and Construction Statement, a revised Sustainable Design and Construction Statement shall be submitted to and agreed in writing by the Local Planning Authority prior to the occupation of the development.</p>

	<p>The Community Hub building shall be constructed and operated in accordance with the final agreed SDCS. The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: In the interest of addressing climate change and to secure sustainable development.</p>
19	BREEAM- Very Good (Compliance)
	<p>CONDITION: The Community Hub building hereby approved shall achieve a BREEAM rating of no less than 'Very Good' unless otherwise agreed in writing by the Local Planning Authority.</p> <p>REASON: In the interest of addressing climate change and to secure sustainable development.</p>
20	SUDS (Compliance)
	<p>CONDITION: The Sustainable Urban Drainage Systems (SUDS) within the development shall be installed strictly in accordance with the details so approved within the Flood Risk Assessment Rev 0 (Barnard Park Improvement Proposals), and the Flood Risk Assessment Rev 0 (Barnard Park Community Hub) prepared by Base Energy dated 17/12/2021.</p> <p>The approved SUDS shall be installed/operational prior to the completion of the development and shall be maintained as such thereafter.</p> <p>Prior to the first occupation of the Community Hub building, details of a SUDS management and maintenance programme shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The development shall be carried out and management and maintained strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: To ensure that sustainable management of water and minimise the potential for surface level flooding.</p>
21	Cycle Parking (Details)
	<p>CONDITION: Details of the design and appearance (shown in context) of the bicycle storage area(s) shall be submitted to and approved in writing by the Local Planning Authority prior to superstructure works commencing on the Community Hub building.</p> <p>The bicycle storage shall provide for no less than 12x cycle spaces.</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> <p>REASON: In the interests of promoting and supporting more sustainable forms of travel within the borough and promoting more healthy and active lifestyles.</p>
22	Delivery and Servicing (Details)
	<p>CONDITION: Prior to the commencement of superstructure works of the Community Hub building a Delivery & Servicing Plan shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The plan shall confirm the delivery and servicing arrangements including refuse collections and storage, for the site when in full operation and shall confirm that delivery and servicing shall only occur between the following hours:</p> <p>0800 to 1800 hours Monday to Saturday and 1000 to 1500 hours on Sundays and Bank Holidays.</p>

	REASON: To ensure that the resulting servicing arrangements are satisfactory in terms of their impact on highway safety and the free-flow of traffic.
23	Secure by Design Accreditation (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 in consultation with the Metropolitan Police.</p> <p>The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: In the interests of safety and security.</p>
24	Fire Hydrant (Details)
	<p>CONDITION: Prior to superstructure works commencing on the Community Hub building, details of a fire hydrant within 100 metres of the building shall be submitted and approved in writing by the Local Planning Authority.</p> <p>The Fire Hydrant shall be installed as approved, and operational prior to the first occupation of the Community Hub building and shall be maintained as such permanently thereafter.</p> <p>REASON: In the interests of ensuring the fire safety of the development hereby approved and adherence to policy D12 of the London Plan 2021.</p>
25	Fire Statement (Compliance)
	<p>CONDITION: The details and measures set out in the approved Fire Statement by Basil Jackson dated 07/12/2021 shall be implemented in accordance with the approved document, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Should any subsequent change(s) be required to secure compliance with the submitted Fire Safety Strategy, a revised Fire Statement would need to be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the Fire Safety Strategy under this condition and shall be maintained as such thereafter.</p> <p>REASON: To ensure that the development incorporates the necessary fire safety measures in accordance with the Mayor's London Plan Policy D12.</p>

List of Informatives:

1	Construction Works
	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.
2	Highway Requirements
	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

	<p>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 Protection
	<p>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
4	Tree Planting
	<p>The following British Standards should be referred to:</p> <ul style="list-style-type: none"> a. BS: 3882:2015 Specification for topsoil b. BS: 3998:2010 Tree work – Recommendations c. BS: 3936-1:1992 Nursery Stock - Part 1: Specification for trees and shrubs d. BS: 4428:1989 Code of practice for general landscaping operations (excluding hard surfaces) e. BS: 4043:1989 Recommendations for Transplanting root-balled trees f. BS: 5837 (2012) Trees in relation to demolition, design and construction - Recommendations g. BS: 7370-4:1993 Grounds maintenance part 4. Recommendations for maintenance of soft landscape (other than amenity turf). h. BS: 8545:2014 Trees: from nursery to independence in the landscape - Recommendations i. BS: 8601:2013 Specification for subsoil and requirements for use
5	Sport England
	<p>The applicant is advised to send a copy of the Decision Notice for this application to Sport England for their records, in accordance with their request as statutory consultee.</p>

APPENDIX 2: RELEVANT POLICIES

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

1 National 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.

- National Planning Policy Framework 2021
- National Planning Practice Guidance (on-line and regularly updated)

2. Development Plan

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 following policies of the Development Plan are considered relevant to this application:

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

- Policy GC2- Making the best use of land
- Policy GG3- Creating a healthy city
- Policy D1- London's form, character and capacity for growth
- Policy D4- Delivering good design
- Policy D5- Inclusive design
- Policy D11- Safety, security and resilience to emergency
- Policy D12- Fire safety
- Policy S5- Sports and recreation
- Policy HC1- Heritage conservation and growth
- Policy G1- Green infrastructure
- Policy G4- Open space
- Policy G5- Urban greening
- Policy G6- Biodiversity and access to nature
- Policy G7- Trees and woodlands
- Policy SI 2- Minimising greenhouse gas emission
- Policy SI 3- Energy Infrastructure
- Policy SI 12- Flood risk management
- Policy SI 13- Sustainable drainage
- Policy T5- Cycling
- Policy T6- Car parking
- Policy T7- Deliveries, servicing and construction

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 CS15- Open space and green infrastructure
- Policy CS18 Delivery and infrastructure

C) Islington Development Management Policies 2013

Design and Heritage

- Policy DM2.1- Design
- Policy DM2.2- Inclusive Design
- Policy DM2.3- Heritage

Shops, culture and services

- Policy DM4.12- Social and strategic infrastructure and cultural facilities

Health and open space

- Policy DM6.1- Healthy development
- Policy DM6.2- New and improved public open space
- Policy DM6.3- Protecting open space
- Policy DM6.4- Sport and recreation
- Policy DM6.5- Landscaping, trees and biodiversity
- Policy DM6.6- Flood prevention

Energy and Environmental standards

- Policy DM7.1- Sustainable design and construction
- Policy DM7.2- Energy efficiency and carbon reduction in minor schemes
- Policy DM7.4- Sustainable design standards

Transport

- Policy DM8.4- Walking and cycling
- Policy DM8.5- Vehicle parking
- Policy DM8.6- Delivering and servicing for new developments

Supplementary Planning Guidance (SPG) / Document (SPD)

The following SPGs and/or SPDs are relevant:

London Plan

- Accessible London 2016
- Character and Context 2014
- Sustainable Design and Construction 2014

Islington SPG/SPD

- Urban Design Guide 2019
- Conservation Area Design Guidelines 2002
- Environmental Design 2012
- Inclusive Design SPD