

## PLANNING COMMITTEE REPORT

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

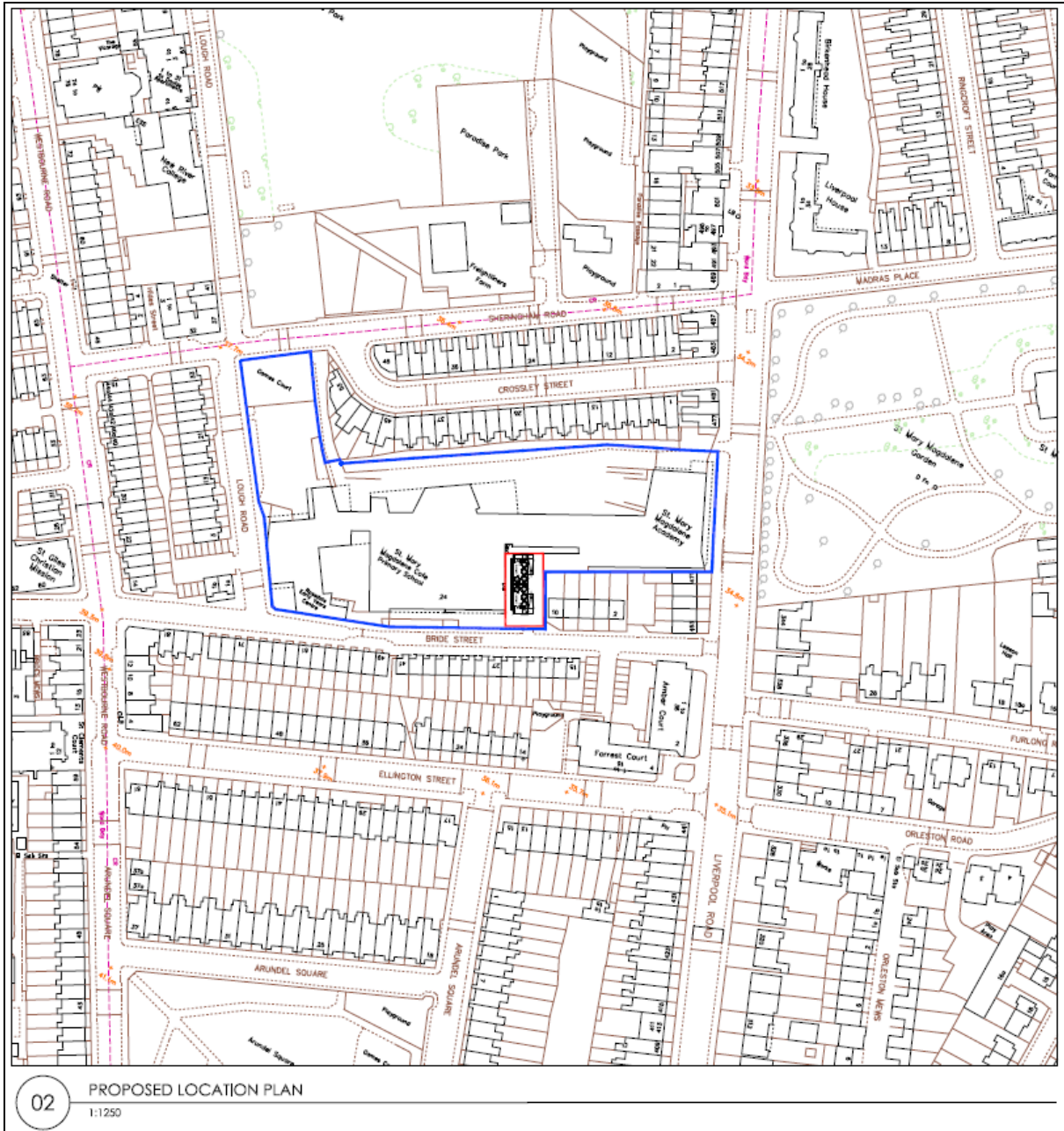
PLANNING SUB-COMMITTEE A		
Date:	6 January 2015	<b>NON-EXEMPT</b>
Application number	P2014/2731/FUL	
Application type	Full Planning Application	
Ward	St. Marys	
Listed building	Not listed	
Conservation area	Not in a conservation area	
Development Plan Context	Alexandra Palace viewing terrace to St Paul's Cathedral Within 50m of St Mary Magdalene Conservation Area	
Licensing Implications	None	
Site Address	St. Mary Magdalene Academy , 475 Liverpool Road, (also known as Site bounded by Liverpool Road, Sheringham Road, Lough Road, Bride Street, and rear boundary to Crossley Street properties and boundary with St Mary Magdalene Primary School), Islington, London, N7 8PG	
Proposal	Erection of a single storey building which includes two classroom spaces near Bride Street frontage including access ramps and balustrade. Associated works.	
Case Officer	Henrik Dorbeck	
Applicant	Mr Ian Ship	
Agent	AFL Architects	

### 1. RECOMMENDATION

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

1. subject to the conditions set out in Appendix 1;

2. SITE PLAN (site outlined in black)



**3. PHOTOS OF SITE/STREET**



**Photo 1:** View along Bride Street



**Photo 2:** Location of proposed pod from Bride Street frontage





**Photo 3:** View towards proposed pod from 10 Bride Street rear garden



**Photo 4:** Interface and boundary treatment with 10 Bride Street from within subject site





**Photo 5:** Existing pods constructed on Crossley Street boundary to illustrate construction and materials.

#### **4. SUMMARY**

- 4.1 Planning permission is sought for the construction of a single storey pod structure housing two classrooms located adjacent to the existing St Mary Magdalene Academy ('SMMA') building on Bride Street. The proposed classroom has been assessed against relevant national and local policy documents.
- 4.2 The proposal would not have any significant adverse impacts on the amenity of neighbouring properties in terms of visual bulk, overlooking or overshadowing, loss of light, or increased noise impacts.
- 4.3 The design of the building is considered to be appropriate to the site and adjacent conservation areas and complies in relation to inclusive design requirements. The proposal raises no issues with respect to transportation and highways, existing play space, or other matters raised.
- 4.4 A significant level of objection has been received in relation to the proposal which has been considered during the course of this application and in the final recommendation provided. Overall, the proposal is considered to be acceptable and is recommended for approval subject to conditions.

#### **5. SITE AND SURROUNDING**

- 5.1 The site has an area of approximately 1.2ha and houses St Mary Magdalene Academy and caters for early years, primary and secondary students. The school is divided into a number of buildings including
  - Early Years and Primary School building on the corner of Lough Road and Bride Street,

- Central building for Secondary School fronting Bride Street;
- Link building located adjacent to the rear boundaries of Nos. 2-10 Bride Street; and
- Halls building fronting Liverpool Road.

5.2 The school as it currently exists was granted planning permission in 2005.

5.3 More specifically, the proposed classroom will be located adjacent to the existing SMMA building between this and 10 Bride Street. This area is currently accessed by existing gates fronting onto Bride Street and is entirely in tarmac. It is understood that minivans associated with the school use this space as parking however this space was initially set aside as the “Art and Design Technology External Teaching Court”. There are no conditions securing the use of this space for any particular purpose.

5.4 The site is bounded by Liverpool Road, Sheringham Road, Lough Road, Bride Street, and rear boundary to Bride and Crossley Street properties. The surrounding area is largely residential in character with the exception of the school and open spaces.

## **6. PROPOSAL (IN DETAIL)**

6.1 The proposal is to erect one new pod containing two classrooms. It is noted that each classroom is intended to facilitate space for teaching up to 24 students. The proposed pod will be used during school opening hours only.

6.2 The proposed building will be approximately 3.7m in height, 14.0m in length, and 5.2m in width. Steps are provided to each building from the western side and access ramps are provided from the eastern side adjacent to 10 Bride Street. The main bulk of the building will be located 5.0m from the boundary with number 10 Bride Street, although it is noted that the access ramps associated with the classrooms will be located within this 5.0m setback.

6.3 It is noted that no additional students are proposed as part of this application, rather it is proposed to be additional flexible space where pupils will be able to attend specialist support groups and other activities outside of the main school building. The original application refers to 1150 secondary students and 210 primary and infants however it is noted that this number is not controlled by any condition to the existing permission, rather it is noted in the activity description.

## **7. RELEVANT HISTORY**

7.1 The follow section sets out the planning history which is relevant to this application:

### **Planning Applications:**

7.2 P051450 - Erection of a new school for 5-18 year olds and an Early Years Centre. The school is to accommodate approximately 1150 secondary students and 210 primary and infants, with associated playgrounds and landscaping. The scheme would involve demolition of the existing buildings on the site, and selected felling of existing trees. The scheme would comprise the main entrance to the secondary school on Liverpool Road with a new building on this frontage having a height of 14.5 metres above basement plus roof top multi-use games area with enclosure. Buildings fronting Bride Street are part 3 and part 4 storeys with the building on the Lough Road frontage of 2 storeys above basement. The entrance to the Early Years Centre is provided on Bride Street and the entrance to the Primary School is on Lough Road. Approve with conditions, 23/01/2006.

### **Enforcement Cases:**

- 7.3 E/2013/0007 – Breach of Condition 24 of P051450 (lighting details). Case open.
- 7.4 E/2014/0186 – Breach of Condition 10 of P051450 (access gates). Case open for monitoring.
- 7.5 E/2014/0543 – Unauthorised classroom pods. Case closed.
- 7.6 E/2014/0576 – Possible breach of condition with regard to vegetation along the 'ecological planting strip'. Case closed.
- 7.7 E/2014/0625 – Breach of Condition (Trees). Case closed.
- 7.8 E/2014/0624 - Breach of use of the Multi Use Games Area (MUGA) outside of permitted hours. Case closed.
- 7.9 E/2014/0637 - Flood light timing on rear playing field. Case closed

### **Pre-application Advice:**

- 7.10 None.

## **8. CONSULTATION**

### **Public Consultation**

- 8.1 Letters were sent to occupants of 179 adjoining and nearby properties at Crossley Street, Hides Street, Bride Street, Lough Road and Liverpool Road, on 26 August 2014. Multiple site notices and a press advert were displayed on 28 August 2014. The public consultation of the application therefore expired on 18 September 2014; however it is the Council's practice to continue to consider representations made up until the date of a decision.
- 8.2 At the time of the writing of this report a total of 38 objections had been received from the public with regard to the application. The issues raised can be summarised as follows (with the paragraph that provides responses to each issue indicated within brackets):
- Proposed classrooms reduce playground area and space within the site, further reduced by construction of additional classrooms under application P2014/2773/COLP (para 10.13-10.15);
  - Noise and disturbance to adjoining property owners and occupiers (para10.11);
  - Visual impact associated with new classroom pod (para 10.7 and 10.8);
  - Existing school limited to 1150 pupils - no confirmation this is not to be exceeded is provided and represents overcrowding (para 6.3);
  - Neighbours directly affected by reduction in playground area have not been consulted (para 10.24);
  - Construction of classroom pods under P2014/2773/COLP was done outside of permitted noisy working hours (para 10.23);

- Master plan should be produced to show how various applications proposed are linked for this area including St David's Church, St Mary Magdalene Church and St Mary Magdalene Academy (10.19);
- Surrounding green and residential space has been compromised by the schools development (para 10.19);
- Loss of privacy to adjacent dwellings and garden areas (para 10.10);
- Assurances from the academy that the area in question was not to be used as play areas, rather for art classes in the summer (para 10.13);
- Impacts associated with building works at the above site (para 10.23);
- Rubbish being thrown over the fence to adjoining properties (para10.23);
- Fire service no longer able to access space earmarked for fire access (para 10.20);
- Impacts on endangered birds (para 10.22);
- Toxic fumes associated with existing parked vans (para 10.22);
- Application not supported by viability evidence (para 10.27);

### **External Consultees**

- 8.3 Sport England – Sport England did not wish to comment on this application.
- 8.4 Transport for London – No comments received.
- 8.5 London Fire and Emergency Planning Authority – The Brigade will be satisfied subject to the application meeting the requirements of Approved Document B5 of the Building Regulations / Building Bulletin 100. Other comments:
- Exit doors should always open outwards if it is anticipated they will be used by more than 60 persons;
  - If affected by these proposals, the emergency plan should be amended accordingly;
  - The fire risk assessment should be reviewed / amended where applicable.

### **Comments from Councillors**

- 8.6 Cllr Gary Poole – Objects to the application on grounds of loss of light / overshadowing and overlooking / loss of privacy. The development will take a massing that will encroach on the privacy and light of nearby homes. Concern is expressed about the incremental expansion of the site and the detrimental impact on the surrounding community. There is a delicate balance between the impact of the academy and the quality of life for residents. Concern is raised that this will now tip the balance.
- 8.7 Cllr Nurullah Turan – Objects to the application on grounds of loss of light / overshadowing and overlooking / loss of privacy. The development will take a massing that will encroach on the privacy and light of nearby homes. Concern is expressed about the incremental expansion of the site and the detrimental impact on the surrounding community. There is a delicate balance between the impact of the academy and the quality of life for residents. Concern is raised that this will now tip the balance.



## **Internal Consultees**

8.8 Accessibility Officer – Proposal complies with Inclusive Design SPD subject to minor amendment to ramp gradients.

8.9 Public Protection Division (Noise Team) –

With this new classroom pod it is assumed that some sort of air conditioning or building services plant will be required. To protect neighbouring amenity from plant noise, this should be conditioned: *“The design and installation of new items of fixed plant shall be such that when operating the cumulative noise level LAeq Tr arising from the proposed plant, measured or predicted at 1m from the facade of the nearest noise sensitive premises, shall be a rating level of at least 5dB (A) below the background noise level LAF90 Tbg. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 1997”*. While related to building control, it is noted that there is no reference to the internal acoustic environment and how this aligns with the revised BB93 (or Acoustic Performance Standards for the Priority Schools Building Programme) document and the potential loss in speech intelligibility for pupils and teachers.

8.10 Spatial Planning and Transport (Transport Officer) –

The Planning Statement notes that the open area affected by this proposal is currently used for Academy van/minibus parking. Photo evidence suggests that at least two vehicles park in this location. The drawings show that the proposed new building would severely restrict space for any minibus/van parking, and would mean that these vehicles would not have enough space to manoeuvre safely on site (minimising any conflict with pedestrians) and enter/exit the site in forward gear. Therefore the proposal does not meet Development Management Policy DM8.4 (Walking and cycling) which requires development to ensure that there are *“no road safety conflicts between pedestrians, cyclists and vehicles entering, parking and servicing a development”*. The applicant should consider the overall impact of this proposal on the school and surrounding street network – if vehicles can no longer safely use this area, where else are they likely to park and what impact would this have? If the proposal is related to any expansion of the school, additional cycle parking would be required at a rate of one space per seven additional staff members plus one space per 10 additional students. Standard highways comments may be relevant.

## **9. RELEVANT POLICIES**

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

### **National Guidance**

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

### **Development Plan**

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

## **Designations**

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

- Alexandra Palace viewing terrace to St Paul's Cathedral
- Within 50m St Mary Magdalene Conservation Area

## **Supplementary Planning Guidance (SPG) / Document (SPD)**

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

## **10. ASSESSMENT**

10.1 The main issues arising from this proposal relate to:

- Principle;
- Design;
- Neighbouring Amenity;
- Accessibility;
- Highways and transportation; and
- Other matters.

### **Principle**

10.2 The principle of use, being education, has been established at the site most recently with the grant of permission for SMMA in 2005. However it is also noted that the space to be occupied by the proposed pods was not conditioned for any specific use but was labelled on the plans as outdoor learning space. The erection of the proposed classroom in this space does not displace any specific condition use but is to be used for the purpose within which it was originally earmarked, albeit within new buildings.

### **Design**

10.3 The scale and mass of the propose structure is considered to be appropriate. The building is located in close proximity to the existing SMMA building which at the nearest point is 11.0m in height. The proposed building remains subordinate to the existing structures on site with a maximum height of 3.7m and provides a stepped interface between the open space and the existing structure being no more than one storey in height.

10.4 The existing buildings at SMMA are constructed from a mixture of London Stock brick, oxidised copper cladding, and timber cladding. The proposed building is proposed to be constructed from red western horizontal timber cladding, and rock panel flashings. The proposal also includes powder coated aluminium doors and glazed balustrade.

10.5 In recognition of the existing materials which are present on the SMMA buildings and those which are proposed, it is considered that the materials are appropriate. Examples of the materials can also be seen in the pods which have already been constructed under permitted development on the Crossley St boundary.

## **Neighbouring Amenity**

- 10.6 Concerns have been raised by a number of residents about impacts on neighbouring amenity as a result of the proposed classrooms. These impacts primarily relate to the owner / occupier of the properties in Bride Street however, more specifically to that of 10 Bride Street. This property is located adjacent to the proposed classroom (with its boundary some 5.0m away from the proposed pods).
- 10.7 While concerns have been raised that the proposed classroom will be considered overbearing and will impact on views, it is noted that at its highest point, the classroom will be approximately 3.7m high but will be located 5.0m away from the boundary with 10 Bride Street. Further, the elevation of the existing SMMA building which faces 10 Bride Street is approximately 11.0m high at 11.8m away from the boundary. The building further steps back to 13.8m high at 22.0m from the boundary.
- 10.8 In this regard it is considered that the existing SMMA building will remain the dominant view. While some views of the upper portion of the proposed classrooms may be seen from the rear garden of adjacent properties, there is intervening boundary treatment, minimal foliage and the building is set back 5.0m from the boundary. This will be further reduced by the style of sloped and proposed green roof atop the building.
- 10.9 Loss of sunlight and daylight is not expected to be exacerbated by the proposed classroom. The existing SMMA building, up to four storeys high and will be the dominant feature for adjacent properties. The proposal is set significantly away from the boundary and is not expected to have any significant impacts on daylight or sunlight admission to habitable room windows.
- 10.10 Concerns have also been raised from residents in Bride Street about visual privacy issues which arise as a result of the proposal. The primary impacts in this regard would be on 10 Bride Street, being located within close proximity to the proposal. In this regard, the proposed classrooms are set back 5.0m metres from the boundary with this neighbour and some vegetative screening is already present on this boundary. While there is a raised ramp which provides access to the classrooms, this ramp is set back from the boundary, benefits from existing boundary treatment, and would not be of a height above ground which would cause significant overlooking to habitable room windows or garden space.
- 10.11 Residents have raised concerns about noise associated with both the existing school and the new classrooms. The existing school has a number of overarching conditions which were required to minimise noise impacts associated with the development. These conditions will continue to apply. However, a further condition is recommended in the event that any external plant or air conditioning units are required to ensure impacts on neighbours are avoided.

## **Accessibility**

- 10.12 It is the public sectors duty to promote equality or opportunity for disabled people in all services provided. As such education facilities are required to ensure that facilities are accessible for disabled children, staff and visitors. The scheme proposes accessible ramps and, subject to compliance with the recommended condition complies with the requirements of the Inclusive Design SPD which has been adopted by Council.



## **Play space**

- 10.13 The proposed building will be sited in an area which is currently in tarmac. The external space on the site which is available for formal sport and recreation is heavily constrained but would not be reduced / impacted upon by this application. The original design of the school carefully considered how this space would be best used and this space is largely located adjacent to the Crossley Street side of the site. The area where the proposed classrooms are to be located was not conditioned for any specific use but was annotated on the plan as learning space.
- 10.14 Concerns have been raised about the amount of playground areas and space available on the site, specifically by the incremental changes by way of development. This is particularly the case as a result of the construction of two pods on the Crossley St boundary under permitted development earlier this year. In this regard, the space where the two classrooms are proposed is not one which you would expect children to utilise as play space nor is it laid as a formal play area.
- 10.15 Sport England has been consulted on this proposal and do not have any comments to make.

## **Highways and Transportation**

- 10.16 Council's Transport Officer has raised issues related to the current use of the space, being for minivan parking, which will now be severely restricted and in effect rendered useless for that purpose. Further the vehicles would now not be able to manoeuvre safely on the site.
- 10.17 In consideration of this response, the extant permission has been reviewed for the site and confirms that the gates which allow access to this area were for fire access. It is understood that the space is informally used for parking however it is noted that planning permission would not be required for the use of this space as it is associated with the educational use of the site. The applicant has advised that the space adjacent to the bridge street frontage between the existing building and the fence line will still be sufficient to park the vans. The scenario in which site access and egress functions would not change.
- 10.18 Council's Transport Officer has also raised issues relating to cycle parking. This is relevant should the application propose to add additional students and / or teachers to the overall numbers at the school. As noted previously, there is no intention for numbers to be increased as a result of this application and the applicant has clarified that this is to be used as additional teaching space for the existing student numbers. As noted previously, the numbers of pupils were not conditioned in the original application however the numbers are not expected to change as a result of this application.

## **Other matters**

- 10.19 Concerns have been raised that the school is developing in a piecemeal approach with no specific master plan or overall vision in how it will develop however this is not a material planning consideration in which to withhold consent. There is no policy context to require the school to prepare or abide by such a plan and furthermore, schools by their very nature as they evolve over time will seek permission as and when development is required. Further each application is assessed on its merits and based on the information which is submitted. Therefore any application which is deemed to have adverse impacts contrary to policy would be considered on that basis.

- 10.20 Residents have raised issues with respect of fire safety particularly as the gates adjacent to the area where the pods are proposed was labelled in the original permission for the school state fire access. It is noted however that this space was labelled as teaching space on the original plans granted for the school. The London Fire and Emergency Planning Authority have been consulted during the course of the application and confirm if the proposed building meets the requirement of the Building Regulations. It is noted that Building Regulations are not material planning considerations and are not considered further in this context.
- 10.21 The applicant has consulted with the Fire Brigade and confirmed that the school will continue to meet the required building regulations. It is noted that the Classroom Pod doesn't impede the existing perimeter access to the site itself which would be via Bride Street, Lough Road and Liverpool Road. While, slightly outside the remit of this planning application, it is noted that in regard to building Regulations, the proposed classrooms has no detrimental impact on the ability of the Fire Brigade to deal with fires at the school. It is noted that there are no hydrants on the school building itself but that the school uses perimeter access.
- 10.22 In relation to other comments raised by the Fire Brigade, the pods do not exceed the level of occupation and therefore do not require outward facing doors. Further the school have existing fire risk assessments and evacuation procedures which is the responsibility of the school to maintain and update and is not a material planning consideration in this regard.
- 10.23 Concerns have been raised in relation to the construction of additional classrooms (already completed) adjacent to Crossley Street residents however these were constructed under Permitted Development rights available to the school and cannot be considered further in the context of this application.
- 10.24 Neighbours at number 8 Bride Street have raised issues with respect to fumes from vehicles and impacts on birds. The location of this property in relation to this neighbour would prohibit fumes from vehicles entering this area, but in a wider sense, the vehicles are irregularly used and would normally only be used when unloading and loading children. It is noted that the erection of the proposed classroom will require the vehicles to parked at another location on the site (near the bride street building) and will therefore decrease the possibility of fumes adjacent to these neighbours. In relation to impacts on birds, the existing trees on the site are not to be removed or replaced and any impacts on wildlife as a result of the proposal would be minimal.
- 10.25 In relation to concerns raised about hours for building works, the council has a Code of Practice for Construction Sites which sets the hours in which noisy work is permitted. Should work be undertaken outside of these hours, a noise complaint may be lodged and subsequently investigated by the Council. As such, no condition is proposed to this permission. Concerns were also raised in relation to rubbish being thrown over the fences to properties adjacent, this is not a planning matter and is not controllable by condition or enforceable – this is a school management issue.
- 10.26 Objectors have noted that they do not consider that all parties who are directly affected by the reduction in playground area have not been consulted. It is noted that the Council has consulted widely on this application, including a wider catchment than is required by legislation.
- 10.27 It is noted that no viability information has been submitted with this application however it is not considered to be necessary to require the provision of this in relation to this application.

## **11. SUMMARY AND CONCLUSION**

### **Summary**

- 11.1 The planning process for the original school raised complex issues and required balancing the requirement for the development of a secondary school and being able to minimise impact on the amenity of adjoining and nearby residents. While the issues are not as complex for the proposed classrooms, they have required careful consideration to ensure that the impacts are assessed.
- 11.2 The most recent proposal to erect a new classroom in a space, which is currently used informally for the parking of minibuses, is supported and the classrooms are considered to be acceptable, policy compliant and as such are recommended for approval.

### **Conclusion**

- 11.3 It is therefore recommended that planning permission be granted subject to conditions for the reasons and details as set out in Appendix 1 - RECOMMENDATIONS.



## APPENDIX 1 – RECOMMENDATIONS

### RECOMMENDATION A

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

#### List of Conditions:

<b>1</b>	<b>Commencement</b> <b>3 YEAR CONSENT PERIOD:</b> The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.  <b>REASON:</b> 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).
<b>2</b>	<b>Approved plans list</b> <b>DRAWING AND DOCUMENT NUMBERS:</b> The development hereby approved shall be carried out in accordance with the following approved plans:  IL-20-001 P4, Planning Statement dated 12/08/2014, Design and Access Statement ref C1.  <b>REASON:</b> To comply with Section 70(1) (a) of the Town and Country Act 1990 as amended and also for the avoidance of doubt and in the interest of proper planning.
<b>3</b>	<b>Materials</b> <b>MATERIALS (COMPLIANCE):</b> The development shall be constructed in accordance with the schedule of materials noted on the plans and within the Design and Access Statement. The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.  <b>REASON:</b> In the interest of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard.
<b>4</b>	<b>Green roof</b> <b>GREEN/BROWN BIODIVERSITY ROOFS (DETAILS):</b> Details of the biodiversity (green) roof shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The biodiversity (green) roof shall be: a) biodiversity based with extensive substrate base (depth 80-150mm); b) laid out in accordance with plan IL-20-001 P4 hereby approved; and c) planted/seeded with an agreed 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 used in the case of

	<p>essential maintenance or repair, or escape in case of emergency.</p> <p>The biodiversity roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p><b>REASON:</b> To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity.</p>
5	<p><b>External plant</b></p> <p><b>CONDITION:</b> The design and installation of new items of fixed plant shall be such that when operating the cumulative noise level LAeq Tr arising from the proposed plant, measured or predicted at 1m from the facade of the nearest noise sensitive premises, shall be a rating level of at least 5dB(A) below the background noise level LAF90 Tbg. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 1997</p> <p><b>REASON:</b> To protect the amenity of neighbouring residential properties.</p>
6	<p><b>Inclusive Design</b></p> <p><b>CONDITION:</b> Notwithstanding the plans approved, the access ramps proposed shall have a gradient that is no steeper than 1:12.</p> <p><b>REASON:</b> To ensure that the access ramps comply with the Islington Inclusive Design Supplementary Planning Document 2014 and is of an appropriate gradient.</p>
7	<p><b>Noise Control</b></p> <p><b>CONDITION:</b> The proposed pod shall be fitted with sound insulation and noise control measures to achieve the following noise targets for neighbouring noise sensitive occupiers (in line with BS 8233:1999):</p> <p>Bedrooms (23.00-07.00 hrs) 30 dB LAeq, and 45 dB Lmax (fast)  Living Rooms (07.00-23.00 hrs) 30 dB LAeq,  Kitchens, bathrooms, WC compartments and utility rooms (07.00 -23.00 hrs) 45 dB LAeq</p> <p>The sound insulation and noise control measures shall be implemented prior to the first use of the proposed pod hereby approved and shall be maintained as such thereafter.</p> <p><b>REASON:</b> To secure an appropriate internal residential environment.</p>

**List of Informatives:**

1	<p><b>Positive Statement</b></p> <p>To assist applicants in a positive manner, the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website.</p> <p>A pre-application advice service is also offered and encouraged. Whilst this wasn't taken up by the applicant, and although the scheme did not comply with guidance on receipt, the LPA acted in a proactive manner offering suggested improvements to the scheme (during application processing) to</p>
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**secure compliance with policies and written guidance. These were incorporated into the scheme by the applicant.**

**This resulted in a scheme that accords with policy and guidance as a result of positive, proactive and collaborative working between the applicant, and the LPA during the application stages, with the decision issued in a timely manner in accordance with the NPPF.**



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

### **2. Development Plan**

The Development Plan is comprised of the London Plan 2011, Islington Core Strategy 2011, Development Management Policies 2013, 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 2011 - Spatial Development Strategy for Greater London**

**Policy 3.6 Children and young people's play and informal recreation facilities**

**Policy 3.18 Education facilities**

**Policy 3.19 Sports facilities**

**5 London's response to climate change**

**Policy 5.3 Sustainable design and construction**

**Policy 5.11 Green roofs and development site environs**

**7 London's living places and spaces**

**Policy 7.1 Building London's neighbourhoods and communities**

**Policy 7.2 An inclusive environment**

**Policy 7.4 Local character**

**Policy 7.6 Architecture**

**Policy 7.8 Heritage assets and archaeology**

**Policy 7.15 Reducing noise and enhancing soundscapes**

#### **B) Islington Core Strategy 2011**

**Strategic Policies**

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

**Policy CS10 (Sustainable Design)**

**Policy CS16 (Play Space)**

**Policy CS17 (Sports and Recreation Provision)**

## **C) Development Management Policies June 2013**

### **Design and Heritage**

**DM2.1 Design**

**DM2.2 Inclusive Design**

**DM2.3 Heritage**

### **Health and open space**

**DM6.1 Healthy development**

**DM6.4 Sport and recreation**

**DM6.5 Landscaping, trees and biodiversity**

### **Energy and Environmental Standards**

**DM7.4 Sustainable design standards**

### **Transport**

**DM8.2 Managing transport impacts**

## **4. Designations**

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

- **Alexandra Palace viewing terrace to St Paul's Cathedral**
- **Within 50m St Mary Magdalene Conservation Area**

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

The following SPGs and/or SPDs are relevant:

- |                                         |                                                                 |
|-----------------------------------------|-----------------------------------------------------------------|
| <b>Islington Local Development Plan</b> | <b>London Plan</b>                                              |
| - <b>Environmental Design</b>           | - <b>Accessible London: Achieving and Inclusive Environment</b> |
| - <b>Inclusive Landscape Design</b>     | - <b>Sustainable Design &amp; Construction</b>                  |
| - <b>Urban Design Guide</b>             |                                                                 |