

PLANNING COMMITTEE REPORT

 Development Management Service
 Planning and Development Division
 Community Wealth Building Department

| PLANNING COMMITTEE | | AGENDA ITEM |
|---------------------------|-------------------------------|--------------------|
| Date: | 8 th November 2022 | NON-EXEMPT |

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|--------------------------|---|
| Application number | P2022/2614/FUL |
| Application type | Hybrid Planning Application (Full and Outline) |
| Ward | Junction Ward |
| Listed building | Adjacent to grade II listed Jenner Building |
| Conservation area | Within 50m of Conservation Area as detailed below |
| Development Plan Context | Within 50m of Dartmouth Park Conservation Area Within 50m of Highgate Conservation Area Archway Special Policy Area Local Cycle Routes Tree Preservation Order Article 4 Direction A1-A2 (Rest of the borough) Adj. to Site Allocation ARCH4 (Whittington Hospital ancillary buildings) |
| Licensing Implications | N/A |
| Site Address | Blocks, C, D, E, N and P, Whittington Hospital Magdala Avenue, London, N19 5DY |
| Proposal | Hybrid planning application for: 1. Outline application (detailed design reserved) for the demolition of the existing Block P and replacement building, new servicing core between Blocks C and D and single storey extension to the existing energy centre. 2. Full planning application for replacement single storey extension at Block E, single storey extensions to main entrance at Block N and new three storey infill extension adjacent to Block C and D to provide upgraded clinical services along with associated landscape improvements and infrastructure. |

| | |
|--------------|------------------------------|
| Case Officer | Stefan Sanctuary |
| Applicant | Whittington Health NHS Trust |
| Agent | Newsteer |

1. RECOMMENDATION

The Committee is asked to resolve to GRANT planning permission:

1. subject to the conditions set out in Appendix 1; and
2. conditional on the prior completion of a Deed of Planning Obligation made under section 106 of the Town and Country Planning Act 1990 securing the heads of terms as set out in Appendix 1.

2. SITE PLAN (site outlined in red)



Site Plan – Application Site outlined in Red

3. PHOTOS OF SITE/STREET



Image 3.1: Aerial View - Looking North



Image 3.2: Aerial View - Looking East



Image 3.3: View from Magdala Avenue looking north



Image 3.4: View of southern elevation of Block P and Block C from internal road



Image 3.5: View of building's western elevation



Image 3.6: View of building's northern elevation



Image 3.7: View of existing main entrance



Image 3.8: View of application site within context of grade II listed Jenner Building



Image 3.9: View of Block C and D from north



Image 3.10: View of Energy Centre and Block C and D from south

4. SUMMARY

- 4.1 The proposal constitutes a hybrid planning application for: (i) full planning consent for a replacement single storey extension at Block E, single storey extensions to the main entrance at Block N and a new three storey infill extension adjacent to Blocks C and D to provide upgraded clinical services along with associated landscape improvements and infrastructure; (ii) outline consent (appearance reserved) for the demolition of the existing Block P and replacement building, new servicing core between Blocks C and D and single storey extension to the existing energy centre.
- 4.2 The application site has an area of 1.43ha and is located within the existing Whittington Hospital campus at Magdala Avenue, which extends from Highgate Hill on its eastern boundary to Dartmouth Park Hill on its western boundary. The site, which includes the hospital's maternity and neonatal services, is located in the south-west corner of the hospital campus and is bound by Dartmouth Park Hill to the west, Magdala Avenue to the south and the wider Whittington Hospital buildings to the east. To the north is the site of the new mental health inpatient facility and the grade II listed Jenner building and the building itself is treated as a non-designated heritage asset.
- 4.3 There is clear in-principle support for the improvement of maternity and neonatal facilities and oncology services subject to an assessment of all other relevant planning policies and considerations. The proposal includes well-considered and heritage sensitive interventions and extensions and is considered to be of a high quality design and appearance.
- 4.4 The proposal would also include energy and sustainability measures that comply with the Development Plan's requirements, to ensure that the proposal would maximise energy efficiency and sustainable design of the site where feasible. The proposed development would not result in unacceptable impacts on nearby residential properties in terms of loss of privacy, overlooking, light pollution or noise impacts or loss of daylight and sunlight.
- 4.5 All other matters related to highways impacts, transport infrastructure, sustainability, ecology, inclusive design, safety and security have been assessed and are considered acceptable and in accordance with planning policy. Overall, the application is considered to be in accordance with the relevant policies within the Development Plan, and is therefore recommended for approval subject to appropriate conditions and planning obligations set out in Appendix 1 of this report.

5. SITE AND SURROUNDINGS

- 5.1 The application site has an area of 1.43ha and is located within the existing Whittington Hospital campus at Magdala Avenue, which extends from Highgate Hill on its eastern boundary to Dartmouth Park Hill on its western boundary. The site, which includes the hospital's maternity and neonatal services, is located in the south-west corner of the hospital campus and is bound by Dartmouth Park Hill to the west, Magdala Avenue to the south and the wider Whittington Hospital buildings to the east. To the north is the site of the new mental health inpatient facility and the grade II listed Jenner building.
- 5.2 The building itself is part of the original Infirmary building from 1900, which is a classic example of a Victorian hospital based on the Nightingale format of long wards arranged parallel with a perpendicular connecting spine corridor at the mid-point. Many elements of the Infirmary building have been lost over time and new sections have been added and extended resulting in the original H-shaped geometry of the building being lost. However, large parts of the building that houses maternity services have been retained and the building, while not listed or within a Conservation Area, is considered to be a non-designated heritage asset.
- 5.3 The Site comprises Blocks C, D, E, N and P (refer to the Site Plan, below). Block C is included in the red line but is subject to refurbishment works only. Block D is the eastern 'wing' of the original building, Block E is the western 'wing' of the original building, Block N forms the block between the north section of Block D and E, and Block P forms the block between the south section of Block D

and E. All the blocks referred to form the existing maternity and neonatal services at the Whittington Hospital.



Fig 5.1: Site Plan

- 5.4 To the west of the site, on the opposite side of Dartmouth Park Hill, is the Dartmouth Park Conservation Area and to the north-west is the Highgate Conservation Area. The subject building is also within the setting of the grade II listed Jenner Building, which lies immediately to the north within the Whittington Hospital campus.
- 5.5 The wider Whittington Hospital campus contains a varied mix of building styles and ages, including those from the Victorian and Edwardian eras as well as more recent post-war buildings. Outside the immediate Whittington Hospital campus, residential uses are located at the adjacent Magdala Avenue and Lutot Gardens off Dartmouth Park Hill.
- 5.6 The Site benefits from a PTAL rating of 6a (with 6b being the best rating achievable) and is therefore considered to have an ‘Excellent’ level of public transport accessibility. The site is within walking distance of Archway London Underground Station to the south. Highgate London Underground Station is located 780m to the north of the hospital. There are also a number of bus routes in the immediate area in close proximity to the site, serving the hospital from Highgate Hill to the west, Dartmouth Park Hill to the east and Magdala Avenue to the south.

6. PROPOSAL

- 6.1 The proposal constitutes a hybrid planning application for: (i) full planning consent for a replacement single storey extension at Block E, single storey extensions to the main entrance at Block N and a new three storey infill extension adjacent to Blocks C and D to provide upgraded clinical services along with associated landscape improvements and infrastructure; (ii) outline consent (appearance reserved) for the demolition of the existing Block P and replacement building, new servicing core between Blocks C and D and single storey extension to the existing energy centre.
- 6.2 The proposed extensions can be summarised as per the below, with an extract from the Proposed Parameter Plan included at Figure 6.1 for clarity and ease of reference.

Detail /Full Application (shaded pink on plan):

- Demolition of existing single storey extension to the west of Block E and replacement single storey extension to provide additional floorspace to the existing Labour Ward (443 sqm);
- Single storey extension (plus plant) either side of the main entrance at Block N (436 sqm);
- Stepped three storey (LG, G, 1st, 2nd floors) infill extension between Blocks C and D (oncology, multi-faith and staff support and the Women's Day Unit) (additional 1,390 sqm);

Outline Application (shaded light blue on plan):

- Three storey service core between Blocks C and D to accommodate additional infrastructure upgrades, including air handling units (approx. 520 sqm);
- Demolition of the existing Block P and replacement four/ five storey extension (approx. 2,654 sqm); and
- Single storey extensions adjacent to the existing Energy Centre;



Figure 6.1 – Phasing / Parameter Plans

- 6.3 The demolition and replacement of Block P as well as the extension to accommodate a new service core between Blocks C and D and energy centre extensions are proposed in outline, as a result of the applicant's funding capabilities at this stage. The application submission confirms that in the interests of good planning, and to provide comfort to the decision makers, the scale of the proposed replacement buildings proposed at outline will be fixed by the Parameter Plan which forms part of this submission. The appearance of the building would then be subject to subsequent reserved matters applications at such a time when the Trust has secured the funding to develop the scheme to more detailed design.
- 6.4 All other elements are proposed in detail and this has been agreed during pre-application discussions, in part because of the site's heritage context and location within the setting of the listed Jenner building. This provides the detail for the proposed extensions located closest to the more sensitive part of the site's surroundings. Block P is located to the south and is enclosed by the wings of Blocks D and E as well as the bridge to the south, therefore views are more obscured. There is also a considerable distance to residential properties on Magdala Avenue.
- 6.5 Given the hybrid nature of the application, it is appropriate to set out the different matters associated with the outline elements, these being (and defined as per the Town and Country Planning (Development Management Procedure) (England) Order 2015):
- Access: the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network;

- Appearance: the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.
- Landscaping: the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features.
- Layout: the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.
- Scale: the height, width and length of each building proposed within the development in relation to its surroundings.

6.6 The outline element of the application includes details of access, landscape, layout and scale, with only the appearance of Block P, the new proposed service core and energy centre extensions to be reserved and subject of future reserved matter applications.

Access

6.7 The proposals for access to the application site will largely remain as existing with access from the main access route through the hospital off Highgate Hill. The existing blue light route around the west of the site will also be retained. Servicing and refuse collection is operated centrally across the wider Whittington Hospital Campus and this will remain the strategy for servicing the building following the completion of the proposed development.

6.8 The proposals would be car-free, except for spaces required for operational arrangements (dedicated parking for midwives) and there is rationalisation of some of the existing parking areas to the north of Block C to improve operation and layout. Access for ambulances to the main entrance is also retained.

Appearance

6.9 The proposals include details of appearance for all extensions submitted in detail seeking full planning permission. The proposed elevations have been designed to take account of the heritage context.

Landscaping

6.10 The proposals include details of landscaping which is predominantly in the northern section of the site where the main entrance is located and where there is greater footfall.

Layout

6.11 The proposed layout of the buildings is included within the application which sets the location and orientation of all proposed new buildings in relation to existing and surrounding buildings on the Site.

Scale

6.12 The proposed building dimensions for each of the proposed new extensions is shown on the plans and sections which support this application. The proposed scale of the detailed elements are shown on the detailed sections and elevations and for the outline elements are shown on the Parameter Plan.

7. RELEVANT HISTORY:

There are several recent planning applications for development at the application site. These are as follows:

- 7.1 P2015/0571/FUL: An application for the construction of extensions to the Maternity and Neonatal facilities at the Whittington Hospital to accommodate operating theatres, labour rooms and ancillary facilities was approved on the 2nd October 2015. The application was never implemented due to subsequent issues with the Trust obtaining sufficient funding.
- 7.2 P121853: An application for an extension to Block N (Kenwood Wing) to provide two new lifts and accommodation stair serving levels 2-5 was approved on the 3rd January 2013.
- 7.3 There have also been several planning applications for minor alterations including to windows and plant equipment over the years. A number of other planning applications involving other parts of the Whittington Hospital campus are also of relevance. These include the following:
- 7.4 P2020/0687/FUL: An application for the demolition of the existing buildings Blocks G and S (north of the application site) and erection of a new 78no. bedroom mental health inpatient facility with associated landscaping and cycle parking was approved on the 10th July 2020. This is currently under construction.
- 7.5 P2019/2364/FUL: An application for the demolition of the existing modern link bridge at the Jenner Building and remediation of facade of building and associated alterations was approved on the 17th October 2019.
- 7.6 P2019/1771/FUL: An application for the redevelopment of the former Waterlow Building and construction of a replacement (temporary) building for Use Class D1 purposes with associated parking, landscaping and associated works was approved on the 3rd March 2020. This has reached practical completion.

8. CONSULTATION

Public Consultation

- 8.1 Letters were sent to occupants of 833 adjoining and nearby properties on Salisbury Walk, Lulot Gardens, Retcar Place, Sandstone Place, Stoneleigh Terrace, Highgate Hill, Annesley Walk, Despard Road, Lidyard Road, Waterlow Road, Magdala Avenue, Holbrook Close, Anatola Road, Dartmouth Park Hill, Gordon Close, Girdlestone Walk and Thornbury Square on the 27th July 2022.
- 8.2 A site notice and press notice were displayed on 28/07/2022. The public consultation of the application therefore expired on 21/08/2022; 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 3 letters, though none formally objecting, were received from the public with the following comments and questions about the application: (with the Officer response shown within brackets):
- Will the proposal be closer to Dartmouth Park Hill than the existing [*Officer comment: the proposal does not bring any built form closer to Dartmouth Park Hill*];
 - There should not be any loss of tree on Dartmouth Park Hill [*Officer comment: There are no proposed tree removals at this location as part of this planning application*];
 - The recent building works at Whittington Hospital have resulted in disruption of traffic along Dartmouth Park Hill. This development should not add to more disruption [*Officer comment: The construction management and logistics details will be required by condition to ensure that the construction takes place with minimal disruption*]

External Consultees

- 8.4 A number of external statutory and non-statutory consultations were carried out. The following is a summary of the responses received:
- 8.5 **Health & Safety Executive:** No comment or objection to the proposal.
- 8.6 **Thames Water:** No objections in principle to the proposal subject to condition and informatives (conditions 8 and informatives 7-8) on Water, Impact Piling and Surface Water Drainage.
- 8.7 **Historic England:** No objections or comments on the application.
- 8.8 **London Fire Brigade:** no comments received.

Internal Consultees

- 8.9 **Planning Policy:** The proposal to provide improved neonatal and ambulatory oncology facilities at the Whittington Hospital site is supported by planning policy. The suggestion that these services could eventually be lost from the hospital without the proposed improvements is concerning, as such a loss would have significant implications for the community currently served by the hospital. Adopted policy DM4.12 and emerging Local Plan Policy SC1 seek to protect existing social and community infrastructure facilities, and support new facilities where they are accessible, inclusive and sustainable.
- 8.10 The provision of additional floorspace offering improved facilities within the existing hospital estate meets the criteria set out in DM4.12 and SC1 in that it is located conveniently for the community it is intended to serve and is well-connected by public transport. The applicant's Planning Statement refers to the policy requirement for appropriate drop-off/pick-up facilities for disabled people, but it is not clear if such facilities are already considered to exist or will be provided as part of the development.
- 8.11 The principle of development to provide improved maternity and neonatal facilities on the Whittington Hospital site is supported by planning policy. It is noted that outline permission is being sought for the part of the proposals relating to block P, due to limitations on funding, and further detail will have to be provided in due course for that part of the scheme to progress. The proposals largely comply with the criteria for extensions to social and community infrastructure set out in adopted and emerging policy, although officers should be satisfied that the development would not have unacceptable impacts on surrounding heritage assets.
- 8.12 **Design & Conservation:** The scheme has been designed following a series of constructive pre application design workshops and other meetings. The three new extensions proposed have a similar architectural language which is well-ordered, well-mannered, and compliments rather than competes with the characteristics and qualities of the host building. They will create an enlarged, more effective and more efficient maternity function for the hospital as well as a new, well defined, entrance to the adjacent oncology department.
- 8.13 The outline elements of the scheme have also been considered in detail and their height, bulk and massing has been proposed in a proportionately acceptable manner, capitalising on some of the existing bulk and massing on the site and proposing additional areas for change to those with demonstrable capacity. The council will need to control the detailed designs when they come forward for these outline elements in order to maintain the design quality that is evident in the detailed phase (*condition 3*).
- 8.14 The proposed landscaping is a welcome addition to the scheme. The car parking has been reduced and reconfigured to give the new 'square' to the front of the maternity wing the ability to successfully function and act as a green lung and social space.
- 8.15 There are no design objections to the proposal.

8.16 **Access Officer:**

8.17 Access Officer: Internal arrangement looks acceptable but there are some questions about the site-wide pedestrian strategy, which is especially relevant to the ambition to create green pedestrian links between the hospital and Archway.

Applicant Response: Public realm works are limited to the site boundary and where possible we have aimed to make sure that there is an improved provision of pedestrian routes and crossing points including pedestrian priority route to the rear of the disabled parking spaces to the oncology garden that links from Gordon Close. This continues through to the main entrance of the hospital with resting points and benches provided along its length. Access is also gained by pedestrians via the proposed external works of the adjacent Camden and Islington NHS Foundation Trust from Dartmouth Park Hill and the existing crossing point that is maintained.

8.18 Access Officer: In terms of landscaping uplighters are resisted - they produce glare and light pooling that is difficult and confusing for people with many types of visual impairment and cognitive conditions. Can an alternative lighting strategy be proposed - acceptable as a condition (*condition 13*).

Response: Uplighters have not been proposed as part of the public realm works.

8.19 Access Officer: In terms of seating, a variety of seats with arm rests and back rests are needed. Can it be confirmed what types will be used (a condition to confirm this would be acceptable).

Response: A combination of seating options will be provided with both back rests and armrests and will be developed as part of the detailed proposals (*condition 27*).

8.20 Access Officer: In terms of transport, are any electric vehicle charging points going to be installed with the midwife parking or the disabled parking and is there space for mobility scooter storage and charging for those people whose scooters are too big to enter the hospital?

Response: This will be explored as an option (*condition 27*).

8.21 Access Officer: In terms of access and egress, have pedestrian journeys been fully mapped out from various access points similar to that covering vehicles and servicing on p13.

Response: This has been provided.

8.22 Access Officer: The shared space approach is understood. However, there is an opportunity to differentiate a vehicle free route here and this opportunity should be taken.

Response: There is an operational need to include ambulance drop off and pick up at the main entrance. The Trust require ambulance access directly to the main entrance.

8.23 The application submission and responses to questions raised is considered acceptable. Further details would be required and this should be requested by condition (27) in the event of planning permission being granted.

8.24 **Energy:** A number of points were raised in relation to the applicant's energy strategy. These have now all been addressed. Application considered acceptable subject to conditions (16-18 and 20-21).

8.25 **Highways:** No objection in principle to the proposal given all works are within site boundary, access points are maintained and servicing and delivery is to be on site.

8.26 **Public Protection:** No objections to the proposal subject to relevant conditions (7-12) on lighting, noise limits, plant noise, land contamination and construction management.

8.27 **Building Control:** Comments made on the Fire Statement, which have almost all been addressed. A condition requiring the submission of a revised Fire Statement (condition 15) will be required in the event of planning permission being granted.

8.28 **Tree Officer:** No objection to this proposal.

8.29 **Sustainability comments:**

Urban greening

8.30 A UGF score of 0.365 is being targeted, including a variety of surface cover types which will contribute to sustainable drainage and biodiversity so this is welcomed. Biodiversity-based green roofs should be maximised.

Sustainable drainage

8.31 The drainage design all looks very positive. The proposed discharge rate of 7.5 l/s is higher than the greenfield rate for the site area, however this is acceptable due to the site constraints as a redevelopment site. The proposed approach of using blue roof attenuation, supplemented by below-ground attenuation and permeable paving with sub-base under the parking bays is all acceptable. A condition (26) should be used to confirm the proposals in the Drainage Strategy are carried out.

8.32 It is stated that there may be opportunities to incorporate small raingardens but that this will be confirmed at later project stage when further details are available to clarify the site's external constraints and utility services and supply systems. We would encourage the inclusion of raingardens where possible. This could potentially help to attenuate water runoff from the proposed hardstanding area, which currently is proposed to have an unrestricted discharge rate.

Circular economy and materials

8.33 Detailed consideration has been given to circular economy principles and adaptive design in accordance with the requirements of emerging plan policy S10.

8.34 A full Lifecycle Carbon Assessment has been undertaken as part of the BREEAM assessment. A Green Procurement Plan has been submitted to inform specifications.

Biodiversity

8.35 The suggested measures and recommended enhancements set out in the BREEAM Ecology Report should be carried out, including planting with focus on biodiversity benefits (planting for pollinators and nesting/foraging for birds), and installation of appropriate bat boxes and swift bricks. Integrated boxes/bricks are preferred. Swift bricks should be located in groups of at least three bricks.

8.36 *Planning Officer comment: Any outstanding matters have now been addressed and the application is considered acceptable from a sustainability point of view subject to conditions (18-22)*

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, special regard has been given to the desirability of preserving the adjoining listed buildings, their setting and any of their 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). 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:

- Archway Core Strategy Key Area
- Within 50m of Dartmouth Park CA
- Within 50m of Highgate CA
- Adjacent to the grade II listed Jenner Building
- Local Cycle Routes
- Tree Preservation Orders
- Article 4 Direction A1-A2 (Rest of the 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, with consultation on the Regulation 19 draft taking place from 5 September 2019 to 18 October 2019. The Draft Local Plan was subsequently submitted to the Secretary of State for Independent Examination in February 2020. The Examination Hearings took place between 13 September and 1 October 2021, with consultation on Main Modifications running from 24 June to 30 October 2022.

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 Given the advanced stage of the draft plan and the conformity of the emerging policies with the Framework it is considered that policies can be afforded moderate to significant weight depending on the significance of objections to main modifications.

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

- Policy SP7 Archway
- Policy SC1 Social & Community Infrastructure
- Policy SC3 Health Impact Assessment
- Policy SC4 Promoting Social Value
- Policy B5 Jobs and Training Opportunities
- Policy G4 Biodiversity, Landscaping and Trees
- Policy G5 Green Roofs and Vertical Greening
- Policy S1 Delivering sustainable design
- Policy S2 Sustainable design & construction
- Policy S3 Sustainable design standards
- Policy S4 Minimising greenhouse emissions
- Policy S6 Managing Heat Risk
- Policy S8 Flood risk management
- Policy S9 Integrated water management and sustainable design
- Policy T1 Enhancing the public realm and sustainable transport
- Policy T2 Sustainable transport choices
- Policy T3 Car-free development
- Policy T4 Public Realm
- Policy T5 Delivery, servicing and construction
- Policy DH1 Fostering innovation while protecting heritage
- Policy DH2 Heritage Assets
- Policy DH3 Building Heights
- Policy DH4 Basement Development
- Policy DH5 Agent of Change, noise & vibration

10. ASSESSMENT

10.1 The main issues arising from this proposal relate to:

- Principle and Land Use
- Design, Conservation and Heritage
- Accessibility and Inclusive Design
- Neighbouring Amenity
- Biodiversity, Landscaping and Trees
- Energy and Sustainability
- Highways and Transport
- Fire Safety
- Planning Obligations and CIL
- Planning Balance Assessment

PRINCIPLE AND LAND USE

10.2 The proposed development involves the expansion and improvement to maternity and neonatal care facilities as well as oncology at the Whittington Hospital. The applicant (Whittington Health NHS Trust) confirms in their submission that they are committed to updating and improving the clinical services within the existing Maternity and Neonatal Unit at the Whittington Hospital for the benefit of the local community.

10.3 The current Maternity and Neonatal Unit located within Blocks D, E, N and P is not compliant with modern healthcare standards and requires substantial updating and refurbishment. The existing facilities are congested and do not meet patient or staff expectations of facilities for 21st century healthcare provision. Examples provided in the submission of inadequate facilities include that: there is insufficient space for parents to sit alongside cots in the neonatal unit; there are currently no ensuite facilities to the Labour Ward delivery rooms; there are no dedicated bereavement facilities; and, a significant proportion of inpatient beds are in bays with no ensuite facilities. In addition, there are unnecessary and unwanted clinical and patient crossovers and flows within the Unit, and adjacencies are sub-optimal with no flexibility to increase the capacity of the Unit should the need arise.

- 10.4 As such, the need for improved maternity and neonatal care facilities at the Whittington Hospital is clearly documented within the submission and evident from site visits. The policy support for improved facilities is equally unambiguous. Policies S1 and S2 of the London Plan (2021), which defines healthcare uses as social infrastructure, are of relevance. Policy S1 'Developing London's social infrastructure' states that development proposals that provide high quality and inclusive social infrastructure that address a local or strategic need and support service delivery strategies should be supported. Moreover, Policy S2 'Health and social care facilities' supports the provision of high-quality new and enhanced health and social care facilities to meet identified need and new models of care.
- 10.5 At a local level, Policy DM6.1 'Healthy development' states that the council will support the provision of new and improved health facilities and their co-location with other community uses, subject to an assessment of the full range of planning considerations. The emerging Local Plan Policy SC1 supports proposals that provide new and/or extended social and community infrastructure facilities such as healthcare uses subject to an assessment against all relevant Local Plan policies. The policy also requires new social and community infrastructure to: (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, sustainable and which provide design and space standards which meet the needs of intended occupants; (iii) provide appropriate drop-off/pick-up facilities for disabled people; (iv) be sited to maximise shared use of the facility, particularly for sports, recreational and community uses; and (v) complement existing uses and the character of the area, and avoid adverse impacts on the amenity of surrounding uses.
- 10.6 Emerging Local Plan Policy SC1 echoes the support for social and community infrastructure that is stipulated in the adopted Development Management Plan and sets out the same requirements relating to inclusivity, convenience and accessibility. There are additional requirements within Policy SC1 for publicly-accessible community facilities that are not particularly relevant in the case of improvements to oncology and maternity care given the nature of the services being provided.
- 10.7 The application proposes to increase the quantum of hospital floorspace in the following manner. The detailed application involves a 443sqm increase to the existing labour ward and a 436sqm increase to the main entrance as well as an additional 1,390sqm of floorspace in a 3-storey addition providing enhanced space for oncology, multi-faith facilities, staff support and Women's Day Unit. The outline application involves an additional 520sqm of floorspace with a service core extension, an additional 2,654sqm of floorspace to provide a new NICU (neonatal intensive care unit), outpatient services, SCBU (special care baby unit) and transitional beds as well as plant room on the upper levels of Block P and a single-storey extension to the energy centre. This equates to a total increase in floorspace of 2,269sqm at detailed stage and a further 3,174sqm increase in floorspace as part of the outline application across the site.
- 10.8 Given the policy support for improved social and community infrastructure uses and in particular healthcare uses in the borough, the proposal to expand and improve the existing maternity and neonatal facilities at the Whittington Hospital is supported in principle, as are the improvements to ambulatory oncology, multi-faith, staff support and other ancillary facilities. Notwithstanding this, any future planning application must have regard to the other policies within the development plan, in particular the sub-clauses of Policy SC1 listed above as well as those related to heritage and conservation, which will be discussed in the subsequent sections of the report.
- 10.9 Questions were raised at pre-application stage discussions between the Trust and the Local Planning Authority about the need for a masterplan approach for development across the hospital, especially given the context and existence of several improvement projects across the campus. A letter was issued at pre-application stage (and appended to the submission) to summarise the Trust's position in terms of the need to deliver improvements to the Maternity and Neonatal Unit as well as setting out the reason why the phased approach (including an outline planning application) was the only viable and deliverable option for bringing development forward. Plans showing a site-wide vision have also been provided, which show the proposed development that is subject to this planning application within the context of other projects on the hospital campus.

- 10.10 It is considered that the phased programme approach set out in the planning application has carefully considered the space and adjacency requirements for improved maternity and neonatal services as well as continuity of service. The proposed approach, the development of which has involved clinicians and patient representatives, sets out the best solution to deliver excellent care through investing and developing the existing estate, within the context of funding restrictions, clinical adjacencies and continuity of service.
- 10.11 In summary, there is clear in-principle support for the improvement of maternity and neonatal facilities, ambulatory oncology and other ancillary health services at the site, subject to an assessment of all other relevant planning policies and considerations. In land use terms, the proposal, submitted in hybrid form involving detailed and outline elements, is in accordance with London Plan Policies S1 and S2, Development Management Policy DM6.1 as well as emerging Local Plan Policy SC1.

DESIGN, CONSERVATION AND HERITAGE

Policy context

- 10.12 The following requirements are necessary for Local Planning Authorities in consideration of planning applications which affect the setting of a listed building or the character and appearance of a conservation area Section 72(1) Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that : ‘In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses’.
- 10.13 Section 72(1) of the Act states: ‘In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”. The effect of the duties imposed by section 66(1) and 72(1) of the Planning (Listed buildings and Conservation Areas) Act 1990 is, respectively, to require decision-makers to give considerable weight and importance to the desirability of preserving the setting of listed buildings, and to the desirability of preserving or enhancing the character or appearance of a conservation area.
- 10.14 In terms of the NPPF it addresses the determination of planning applications affecting designated and non-designated heritage assets at paragraphs 128-135 which state, inter alia, that:
- ‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary...’*
- 10.15 Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal...’
- 10.16 Paragraph 124 of the NPPF 2021 highlights that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

10.17 Paragraph 128 states that design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.

London Plan

10.18 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.

10.19 In terms of design and heritage considerations, London Plan policy D3, part D states that development proposals should:

- enhance 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;
- facilitate efficient servicing and maintenance of buildings and the public realm, as well as deliveries, that minimise negative impacts on the environment, public realm and vulnerable road users;
- 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.

10.20 Policy D4 requires for Design and Access Statements submitted with development proposals to demonstrate that the proposal meets the design requirements of the London Plan. Furthermore, the policy 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.

10.21 Policy HC1 reads 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

10.22 The national and regional policies are supported locally by Islington Core Strategy Policy CS1 (Archway) which states that the historic environment should be used as an asset when developing improvements to the public realm, and should be protected and enhanced, with high quality design

encouraged in any development, so that it respects the local context of Archway and its surroundings.

- 10.23 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.
- 10.24 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.
- 10.25 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 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.
- 10.26 Emerging Local Plan Policy DH1 confirms Islington's support for innovative approaches to development as a means to increasing development capacity to meet identified needs, while simultaneously addressing any adverse heritage impacts and protecting and enhancing the unique character of the borough. Finally, Islington's Urban Design Guide SPD (UDG) sets out the principles of high quality design (Contextual, Connected, Sustainable and Inclusive) and the detailed design guidance such as urban structure, the streetscape, services and facilities, and shopfront design.
- 10.27 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 decision maker to have special regard to preserve or enhance the significance of heritage assets (including their setting) through the planning process (section 66).

Site and Heritage Context

- 10.28 The development site is part of a former infirmary building dating from 1900. It is of heritage interest and is considered to be a non-designated heritage asset. The infirmary is close to the Grade II listed Jenner Building (the former Highgate Smallpox and Vaccination Hospital 1848) and, as part of the historic hospital campus, forms an important part of its setting.
- 10.29 The infirmary building was built in the grounds of the former smallpox hospital as a workhouse infirmary, and originally had a symmetrical plan with a central office block flanked by narrow wards arranged around courtyards and connected with walkways. Only the western part of this plan now survives. The building is of architectural and historical interest as an example of historic hospital architecture with connections to the history and development of the site. Plan form and architectural character contribute to special interest including the unusual open walkways and balconies (now enclosed) with original metalwork. The building has been subject to various alterations (including ad hoc extensions, alterations to features, general clutter and plant equipment) which detract from the character of the building.
- 10.30 While the site is itself not in a Conservation Area, there are other heritage assets in the area including several adjacent conservation areas. The development site is close to the boundary of the Dartmouth Park Conservation Area (LB Camden) to the west of the site and the Highgate

storeys from grade. It is discretely located in an ancillary position and the heights proposed, coupled with the relatively small massing, will not threaten the legibility or dominance of the host building. This block is to comprise up to 520sqm of additional floorspace. The 3rd outline element comprises two single storey extensions to the Magdala Avenue edge, infilling areas between the morgue and energy centre. This is a very fragmented edge and the opportunity would be taken at detailed stage, in the event of planning permission being granted, to secure a unification of this edge through the proposed new build elements. The plan below (Fig 10.2) shows the heights of the various outline stage extensions proposed shaded in light blue.



Fig 10.2: Parameter Plan

10.36 The view below (Fig 10.3) indicates the maximum height of the four storey elements proposed at outline stage. The outline elements are considered to be acceptable in terms of their height, bulk and massing given their heights respective the host building and their set-back position in relation to the existing built form. The architectural detailing will need to be carefully controlled at detailed stage.



Fig 10.3: Extent of Outline Application (shown in red outline)

Detailed Design

10.37 The single storey flank extension that faces onto the service road that runs adjacent to Dartmouth Park Hill has a crenelated form creating a playful edge condition that helps to offset the harshness of the service route that it fronts. It also signifies and celebrates the function of this part of the hospital which, being the Labour Ward, relates to babies and new life in general. The proportions of the fenestration are compatible with the historic proportions capturing the predominant vertical emphasis. A ‘hint’ of brick pillars is also included in the elevation design furthering its vertical properties adding interest and character.



Fig 10.4: Proposed Labour Ward Extension

10.38 The scale of the historic building is so significant that this single storey side extension does not threaten the host building’s legibility or its other architectural qualities. The removal of the extensive run of poor quality long standing temporary structures will also be a welcome visual relief. The extension responds to the significant change in level with a strongly defined datum containing the labour ward and ‘holding its own’, while a solid base to the ward ‘slopes’ and merges with the site contours. This element is considered a successfully designed addition to the hospital.



Fig 10.5: View of extension from Dartmouth Park Hill

10.39 The concept of the main entrance is to re-establish the original entrance on the central approach to the maternity wing. This has been achieved by effectively framing and ‘signposting’ the entrance with a pair of forward projecting single storey extensions to either side of the entrance element.

This not only re-establishes prominence to this entrance but successfully provides much needed additional floor space.

10.40 The elevational treatment is simple but effective. It contains a strong vertical emphasis which has been achieved through the brick detailing and fenestration patterning within a quiet detailed architectural language. The historic characteristics and qualities of the host building remain strong and legible with the new extensions suitably subservient.

10.41 The element of plant to the western extension has been significantly reduced since submission so as not to be visible from street level. It has been set sufficiently well back so as not to disrupt the careful symmetry of the scheme. The design of this element of the scheme is now considered to be acceptable.



Fig 10.6: Main Entrance extensions and landscaping

10.42 The 3-storey infill extension between Blocks C and D is the largest of the three extensions proposed in detail as part of the full application. It steps back sensitively to allow the host building to retain its primacy. It rises three storeys from street level with a large basement but is set in on the top floor and set in from the front facades of the existing building.



Fig 10.7: Proposed 3-storey infill extension

- 10.43 Though each extension creates new space for different functions within the hospital, and relates to three distinct areas, they share a common architectural language and visual appearance. This approach helps create a degree of comprehensiveness to this part of the hospital that has to date been blighted by a series of poorly designed, ad hoc, and temporary extrusions.
- 10.44 The architectural treatment, including the quiet elevational response, has also been informed by the need to respect the significance of the immediately adjacent Grade II Listed Jenner building. The design of this element of the scheme is considered to be acceptable.
- 10.45 It is considered that there are a number of improvements as a result of the proposals. Firstly, in relation to the western frontage on Dartmouth Park, which is the only part of the development visible from the street, an existing poor-quality extension would be replaced with a thoughtfully designed new structure of similar size. Secondly, to the main maternity entrance, where the existing historic entrance would be retained and incorporated within a generous arrival space with landscaping introduced in the courtyard. Finally, the area immediately in front of the Jenner building, where improvements to the quality of the external space and building frontage would enhance the setting of this important building.
- 10.46 The proposal also includes repair work and improvements to the exterior of the retained historic infirmary building including removal of defunct plant equipment and clutter and fabric repairs (secured by condition 14). This will enhance and restore the character of the building somewhat. There is no objection to replacement of windows with appropriate alternatives, as the existing are all modern and of no particular quality. However, care will be needed with the design of the new windows, particularly in relation to the glazed balcony structures which are important to the character of the building and could be considerably compromised by installation of poor quality or inappropriate windows. There is an opportunity to further enhance the building by improving upon the existing windows with a more appropriate design (details of which would be secured by conditions 3, 4 and 14).
- 10.47 Overall, the appearance of the site would be enhanced and the historic character better revealed by removal and replacement of unsightly ad hoc structures and improvements to layout, landscaping, build quality, and the general quality of the environment. There would be no adverse impact on the significance of the listed Jenner building, and a slight enhancement to its immediate setting. The proposal is considered to conserve the significance of heritage assets, by being sympathetic to the significance of surrounding heritage assets and their surroundings.
- 10.48 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 Dartmouth Park and Highgate Conservation Areas as well as the adjacent listed Jenner building. Given the above, the proposal is not considered to cause harm to the character or appearance of surrounding heritage assets.
- 10.49 The proposed development is considered to be of a high quality design that is sensitive to its context. The proposal is considered to enhance local context by proposing extensions and spaces that positively respond to local characteristic and are of high quality design in accordance with London Plan Policies D3, D4 and HC1, Core Strategy Policies CS1, CS8 and CS9 as well as Development Management Policies DM2.1 and DM2.3. The development also adheres to the guidance in the Islington Urban Design Guide 2017 and the National Planning Policy Framework 2021. Consideration has also been taken into emerging policies DH1 (Fostering innovation and conserving and enhancing the historic environment) and DH2 (Heritage assets) of the Draft Islington Local Plan, which do not diverge significantly from adopted policy on design.

INCLUSIVE DESIGN

- 10.50 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.

10.51 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; and
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.

10.52 At a local level, Islington's Development Management Policy DM2.2 requires all new developments to demonstrate that they: i) provide for ease of and versatility in use; ii) deliver safe, legible and logical environments; iii) produce places and spaces that are convenient and enjoyable to use for everyone, and iv) bring together the design and management of a development from the outset and over its lifetime

10.53 Emerging Local Plan Policy SC1 requires for new social and community infrastructure and, where applicable, extensions to existing infrastructure to: (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, sustainable and which provide design and space standards which meet the needs of intended occupants; (iii) provide appropriate drop-off/pick-up facilities for disabled people. The Council's Inclusive Design SPD further sets out detailed guidelines for the appropriate design and layout of existing proposed new buildings.

10.54 The Council's Access Officer was consulted on the inclusive design principles of the proposal and confirmed general support for the proposed designs. A number of points were raised around accessible cycle parking, electrical charging points, additional space for mobility scooter storage and site-wide clarity on pedestrian journeys. These points have now largely been addressed and the proposal is considered to meet inclusive design principles subject to appropriately-worded conditions (25 and 27) to ensure inclusive access. The following additional information will need to be provided by way of condition:

- Pedestrian movement plan of the wider site to include the differentiation of pedestrian area near ambulance access point;
- Provision of a mobility scooter parking and charging space;
- Provision of one accessible cycle parking space and one cargo cycle parking space;
- Provision of a variety of seating heights with arm and back rests;
- Provision of details for the drop off layby and bollard design

10.55 Overall, the proposed development is welcomed in terms of accessible design and is a significant improvement upon the existing building and its layout. The site is in a convenient and accessible location and the development provides for buildings that are inclusive, accessible and flexible. 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.

NEIGHBOURING AMENITY

- 10.56 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.
- 10.57 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.
- 10.58 Policy DM2.1 of the Development Management Policies Document (2013) identifies that satisfactory 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.
- 10.59 To assess the sunlight and daylight impact of new development on existing buildings, Building Research Establishment (BRE) criteria is adopted. In accordance with both local and national policies, consideration has to be given to the context of the site, the more efficient and effective use of valuable urban land and the degree of material impact on neighbours.
- 10.60 The starting point must be an assessment against the BRE guidelines and from there a real understanding of impacts can be gained. Knowing very clearly what the actual impacts are in the first instance is consistent with the judgement made in 'Rainbird vs Tower Hamlets [2018]'. Once the transgressions against the BRE guidelines are highlighted, consideration of other matters can take place.
- 10.61 The 'Effective Use of Land' section in the Government's Planning Practice Guidance (PPG), confirms that consideration is to be given to whether a proposed development would have an unreasonable impact on the daylight and sunlight levels enjoyed by neighbouring occupiers, setting out that all development should maintain acceptable living standards, although what will be appropriate will depend to some extent on the context. The Guidance cites city centre locations where tall modern buildings predominate as an area where lower daylight levels at some windows may be appropriate if new development is to be in keeping and compatible with the general form of its surroundings.

Daylight, Sunlight and Overshadowing

- 10.62 The BRE Guidelines stipulate that loss of light to existing windows need not be analysed if the distance of each part of the new development from the existing window is three or more times its height above the centre of the existing window. In these cases the loss of light will be small. In the case of the proposed development, none of the proposed extensions and additions protrude beyond the existing building lines or rise above the existing building heights. Moreover, none of the proposed additions encroach or come any closer to any existing neighbouring residential properties. Furthermore, the closest residential property is some distance away from any part of the proposal. As such, there will not be any impact on daylight or sunlight or in terms of increased overshadowing as a result of the development.

Privacy and Outlook

- 10.63 The supporting text to policy DM2.1 states at paragraph 2.14 that '*to protect privacy for residential developments and existing residential properties, there should be a minimum distance of 18 metres between windows of habitable rooms. This does not apply across the public highway, overlooking across a public highway does not constitute an unacceptable loss of privacy*'. In the application of this guidance, consideration has to be given also to the nature of views between windows of the development and neighbouring habitable rooms. For instance, where the views between habitable

rooms are oblique as a result of angles or height difference between windows, there may be no or little harm.'

- 10.64 Paragraph 2.3.36 of the Mayor of London's Housing SPG states that such minimum distances "*can still be useful yardsticks for visual privacy, but adhering rigidly to these measures can limit the variety of urban spaces and housing types in the city, and can sometimes unnecessarily restrict density*". This is noted, and there have indeed been instances where window-to-window distances of less than 18m have been accepted where exceptional circumstances apply, however the Mayor's guidance does not override Islington's Development Management Policies, and there remains a need to ensure that proposed developments maintain adequate levels of privacy for neighbouring residents.
- 10.65 The proposed development includes no residential accommodation or habitable rooms, however there are sensitive and discrete uses that require privacy. The proposed labour ward extension includes a cranked wall which ensures there is no direct overlooking into the proposed delivery rooms from either pedestrians in the site or those on Dartmouth Park Hill. Existing trees also assist in obscuring views from the public. Planting is also proposed against the edge of the building to further obscure views into the rooms. The position of the proposed extension also makes use of the topography meaning the windows are largely above eye level for pedestrians using the existing route round this part of the Site. In any case, all rooms will be fitted with blinds to allow for privacy in accordance with healthcare design guidelines. Other areas of landscaping are proposed adjacent to particularly sensitive clinical areas, including the ultrasound rooms in the proposed infill extension at Blocks C and D. The oncology garden also provides a landscape buffer between the clinical rooms and the main access route through the Site.
- 10.66 In terms of overlooking from the site to neighbouring buildings, there could be the potential for hospital windows to adversely affect the privacy of neighbouring residential properties. However, the closest neighbouring residential properties are quite some distance away and face the application site over a highway and thus privacy impacts do not apply. Similarly, given building heights proposed and relative distances involved, there would not be any adverse impacts in terms of loss of outlook as a result of the proposal.

Noise and Disturbance

- 10.67 Policy DM2.1 also states development should not have an adverse impact on amenity in respect of noise and disturbance.
- 10.68 There is mechanical plant proposed including Air Handling Units and Air-Source Heat Pumps. An acoustic report was submitted to support the proposed development in terms of noise in general, including noise from plant. The report concludes that the noise emitted from the proposed plant would not result in an adverse impact to nearby residential properties. The noise assessment has been reviewed by the Council's Public Protection Officer and considered to be acceptable subject to conditions (9 and 10) to limit the noise emitted from the plant to at least 5dB(A) below the background noise levels, and for the submission of a post-installation report.
- 10.69 The proposed development would also result in an increase in patient arrivals and departures as a result of the significant increase in outpatient appointments. It is anticipated that this would constitute up to an additional 100 patient arrivals per hour and an equivalent number of departures, Though this is more than just a negligible increase in comings and goings, it is not considered that this would be noticeable to surrounding residential occupiers within the context of the whole hospital campus, particularly as the arrivals are likely to be spread over access points on Dartmouth Park Hill, on Highgate Hill and the main hospital entrance from Magdala Avenue.
- 10.70 Noise and disturbance are likely to be generated from the proposed construction works, as well as the additional operational use proposed. While the additional operational impacts are considered to be negligible within the context of the wider hospital site, the construction impacts would be managed and mitigated by condition (7) in the event of permission being granted and the development coming forward.

Light Pollution

- 10.71 The proposal would not alter the nature or operation of the site; however, the proposal raises the possibility of night time light pollution occurring, given the additional built form, facades and glazing proposed. It is considered that adequate measures would need to be in place to mitigate any adverse light pollution impact.
- 10.72 To address this, conditions 12 and 13 are recommended for details of measures to adequately mitigate light pollution affecting neighbouring residential properties. The measures that are suggested and could be used include automated roller blinds, lighting strategies that reduce the output of luminaires closer to the façades or light fittings controlled through the use of sensors. It is considered that any proposed measures would need to ensure the extent of light being used within the building is reduced and would help minimise any impact on neighbouring properties, and address any light pollution concerns.

Construction Impacts

- 10.73 The construction works proposed under this application would unavoidably cause some degree of noise and disruption which would affect neighbouring residents.
- 10.74 The Public Protection Officer recommended that a Construction Management Plan be submitted to and approved by the Council prior to the commencement of development (*condition 7*). The plan shall include details such as methods of demolition, quiet periods and noise mitigation, in order to ensure that the construction impacts are adequately mitigated in the interests of neighbouring residential amenity and the details shall be approved prior to commencement as clearly the impacts of demolition and construction will be felt as soon as development commences. It is worth noting that outside planning control there are further controls applicable to construction, including Environmental Health legislation and regulations that would further protect the amenities of neighbouring occupiers during the construction period.
- 10.75 The transportation and highways impact during the construction stage is further discussed in the Highways and Transport section below.

Land Contamination

- 10.76 The application includes a desktop study which highlights the potential contaminated land risk at the site and the need for a full site investigation. This would be conditioned (11) in the event of planning permission being granted so that a land contamination investigation and subsequent remediation strategy would be required prior to construction taking place.

Neighbouring Amenity Summary

- 10.77 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 in terms of loss of daylight, sunlight, privacy, increased overlooking, overshadowing, noise and disturbance in accordance with Policy DM2.1 and other relevant policies of the development plan.

BIODIVERSITY, LANDSCAPING AND TREES

- 10.78 London Plan Policy G1 states that development proposals should incorporate appropriate elements of green infrastructure that are integrated into London's wider green infrastructure network. Policy G5 further 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.
- 10.79 Policy CS15 of the Islington Core Strategy and policy DM6.5 of the Islington Development Management Policies reads that the council will seek to maximise opportunities to 'green' the

borough through planting, green roofs, and green corridors to encourage and connect green spaces across the borough; development proposals are required to maximise the provision of soft landscaping, including trees, shrubs and other vegetation, and maximise biodiversity benefits. Emerging Local Plan Policy G4 requires for all developments to protect, enhance and contribute to the landscape, biodiversity value and growing conditions of the development site and surrounding area, including protecting and enhancing connectivity between habitats

10.80 The proposals include a series of improvements to the surrounding public realm as well as meaningful and well-considered landscaping. The applicants have confirmed that the overarching aspiration is to create a safe, welcoming and peaceful environment. The Landscape Masterplan sets out how the proposals for enhanced biodiversity and landscaping are concentrated to the north of the site where there is more opportunity to improve the public realm away from core servicing and access routes. The existing parking areas outside Blocks C and D are realigned to make better use of space and the two existing crossings to the Jenner building are also retained. Additional cycle parking is proposed in order to meet policy requirements and two silver birch trees by the entrance are retained. The ambulance access is also retained to the main entrance. Additional areas of planting are proposed, including ornamental planting and lawns as well as a raingarden by the main entrance, a further raingarden to the front of Block D and carefully located planting to allow for additional privacy along the new labour ward extension on Block E as well as outside the proposed infill between Blocks C and D.



Fig 10.8: Landscaping Proposal

10.81 A new oncology garden is also proposed outside the existing Block C. The landscaping proposals include the two terraces proposed on the new infill between Blocks C and D. One is proposed as a family garden with areas of seating and both sensory and ornamental planting. The other is a staff courtyard proposed to provide space for informal meetings and includes flexible seating and raised planters. In relation to the specific requirements of Policy G5 of the London Plan, the proposals have also considered the contributions which can be made to urban greening and have therefore been subject to the urban greening factor review and calculator. The table which sets out the details of the various measures proposed to be introduced has been submitted as part of this application and confirms that an Urban Greening Factor score of 0.36 is considered possible.

10.82 Although two trees, a Silver Birch and Sycamore, would need to be removed to make way for the development, the bank of trees along Dartmouth Park Hill would be retained and a significant number of new trees are proposed within the Oncology garden, with details required by condition (25). In conclusion, the proposed Urban Greening Factor exceeds the 0.3 target and is considered acceptable given the nature of the proposals giving due consideration to the constraints of the site, tree retention and new tree planting.

10.83 In summary, the proposal would significantly enhance biodiversity on the site through the provision of green roofs and other soft landscape interventions. Further details relating to biodiversity, green roofs and landscaping will be required by condition (19, 23 and 25). The proposals are considered to comply with London Plan Policies G1 and G5, Development Management Policy DM6.5 and emerging Local Plan Policy G4 and are thus considered acceptable.

ENERGY AND SUSTAINABILITY

10.84 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.

10.85 The NPPF para 153 states that in determining planning applications, LPAs should expect new development to comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

10.86 London Plan policy GG6 seeks to make London 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.

10.87 Policy SI 2, in support of the strategic objectives set out in Policy GG6 above, stipulates for 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.

10.88 In regard to Energy Infrastructure, policy SI 3 part D states that all major development proposals within Heat Network Priority Areas should have a communal low-temperature heating system, which should be selected in accordance with the following heating hierarchy:

- connect to local existing or planned heat networks
- use zero-emission or local secondary heat sources (in conjunction with heat pump, if required)
- use low-emission combined heat and power (CHP) (only where there is a case for CHP to enable the delivery of an area-wide heat network, meet the development's electricity demand and provide demand response to the local electricity network)
- use ultra-low NOx gas boilers

10.89 Where a heat network is planned but not yet in existence the development should be designed to allow for the cost-effective connection at a later date.

- 10.90 Policy SI 4 (Managing Heat Risk) of the London Plan requires for development proposals to minimise adverse impacts on the urban heat island through design, layout, orientation, materials and the incorporation of green infrastructure. The submitted energy strategy shows how they will reduce the potential for internal overheating and reliance on air conditioning systems.
- 10.91 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.
- 10.92 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.
- 10.93 The applicant has submitted an Energy Statement prepared by Chapman BDSP dated March 2022 with the purpose of addressing the policy requirements referenced above.

Carbon Emissions

- 10.94 The London Plan sets out a CO2 reduction target, for regulated emissions only, of 40% against Building Regulations 2010 and 35% against Building Regulations 2013.
- 10.95 At local level, the council requires onsite total CO2 reduction targets (regulated and unregulated) against Building Regulations 2010 of 40% where connection to a decentralised energy network is possible, and 30% where not possible. These targets have been adjusted for Building Regulations 2013 to 39% where connection to a decentralised energy network is possible, and 27% where not possible.
- 10.96 The initial submission indicates that the development would achieve an overall reduction of 41% in regulated emissions, which exceeds the London Plan target to achieve a 35% reduction. A 15.2% saving is achieved at 'Be Lean' stage exceeding the requirements of the London Plan. For total emissions, a saving of 17.6% is estimated against a Part L 2013 baseline for total emissions. This does not meet the requirement in Islington Policy for developments not able to connect to a DEN, which stipulates a 27% reduction. In part, this is as a result of limited plant room capacity due to heritage constraints.
- 10.97 As part of the proposed development the building fabric and services would be designed to reduce the building's carbon dioxide emissions and energy consumption. These measures include: fabric insulation and glazing specification; lighting efficiency and controls, highly efficient cooling systems and improved U-values. Given that the proposed carbon reduction fails to meet the target required by Islington, further improvements will be required by condition 16.

Zero Carbon Policy

- 10.98 As noted earlier, policy SI 2 of the London Plan stipulates development proposals to aim to be zero carbon, this is supported by Islington Core Strategy Policy CS10 which states that development will need to promote zero carbon development by minimising on-site carbon dioxide emissions, promoting decentralised energy networks and by requiring development to offset all remaining CO2 emissions associated with the building through a financial contribution towards measures which reduce CO2 emissions from the existing building stock.
- 10.99 The Council's Environmental Design SPD states that "after minimising CO2 emissions onsite, developments are required to offset all remaining CO2 emissions (Policy CS10) through a financial

contribution”, this includes both regulated and unregulated emissions. The SPD further states that the calculation of the amount of CO2 to be offset, and the resulting financial contribution, shall be specified in the submitted Energy Statement.

10.100 The offset contribution for the detailed application would be £77,733 whereas for the outline stage parts of the development an amount of £115,994 has been confirmed by the Council’s Energy Officer, and this is secured via S106.

BE LEAN- Reduce Energy Demand

10.101 Part A of policy DM7.1 states “*Development proposals are required to integrate best practice sustainable design standards (as set out in the Environmental Design SPD), during design, construction and operation of the development.*” It further states that “*developments are required to demonstrate how the proposed design has maximised incorporation of passive design measures to control heat gain and to deliver passive cooling, following the sequential cooling hierarchy*”.

10.102 The proposed U-values for the development are proposed U-values for the development are: Walls= 0.2; Roof= 0.1; Ground Floor= 0.18; Windows= 1.4. An air permeability of 5m³/hr/m² is specified. The U-values for both the new build and refurbished elements of the fabric are generally compared favourably with the recommendations of Islington’s Environmental Design SPD

10.103 Furthermore, the Energy Strategy details how the design of the proposed development meets the Cooling hierarchy.

Overheating and Cooling

10.104 Part A of policy DM7.5 of the Islington Development Management Policies requires developments to demonstrate that the proposed design has maximised passive design measures to control heat gain and deliver passive cooling, in order to avoid increased vulnerability against rising temperatures whilst minimising energy intensive cooling. Part B of the policy supports this approach, stating that the use of mechanical cooling shall not be supported unless evidence is provided to demonstrate that passive design measures cannot deliver sufficient heat control. Part C of the policy requires applicants to demonstrate that overheating has been effectively addressed by meeting standards in the latest CIBSE (Chartered Institute of Building Service Engineers) guidance.

10.105 The Sustainable Design and Construction Statement suggests that a TM52 overheating analysis has been undertaken. However, details of how the cooling hierarchy will be approached appears to be incomplete. As active cooling is proposed for the development, these details should be provided by way of condition (30).

BE CLEAN- Low Carbon Energy Supply

10.106 In respect to energy (heating and cooling) supply, it is proposed that heating and cooling to the development will be provided via Air Source Heat Pumps serving air handling units (plus fan coil units and an area of underfloor heating, in the case of the heating system).

10.107 Part C of policy DM7.3 of the Islington Development Management Policies states “*major developments located within 500 metres of a planned future DEN, which is considered by the council likely to be operational within 3 years of a grant of planning permission, will be required to provide a means to connect to that network and developers shall provide a reasonable financial contribution for the future cost of connection and a commitment to connect via a legal agreement or contract, unless a feasibility assessment demonstrates that connection is not reasonably possible.*”

10.108 The Energy and Sustainability Strategy shows that there is no existing or committed network within 500m of the proposed development and therefore no feasibility assessment of connection is required. This is accepted. The Energy and Sustainability Statement indicates that the proposed

development will be futureproofed for connection to a future DEN – but does not include further details of how this will be accomplished.

10.109 The applicant should provide further details of how the proposed development will be futureproofed for connection to a future DEN as required in Islington DM7.3a and this would be required by condition (17) in the event of planning permission being granted.

Shared Energy Networks

10.110 Part D of policy DM7.4 states “*Where connection to an existing or future DEN is not possible, major developments should develop and/or connect to a Shared Heating Network (SHN) linking neighbouring developments and/or existing buildings, unless it can be demonstrated that this is not reasonably possible.*”

10.111 The energy statement does not assess the potential for a shared heat network. However, this development forms part of the existing Whittington Hospital site and relates to an existing building on that site. It is mentioned that there is not currently a wider heat network across the Whittington site. At the present time, the council’s longer-term priority would be the formation of a network at the Whittington site as part of the development of a wider Archway area heat network. The feasibility of this is currently being investigated. Therefore, nothing further is required regarding Shared Heat Networks at this stage.

CHP/CCHP or Alternative Low Carbon On Site Plant

10.112 In accordance with the London Plan hierarchy, where connection to district heating or cooling networks are not viable, on-site low carbon heating plant should be proposed and CHP/CCHP prioritised (this may also form the basis of the alternative strategy, where the primary strategy is for connection to a district heating or cooling network if found viable through further investigation).

10.113 The Council’s Environmental Design Guide (page 12) states “Combined Heat and Power (CHP) should be incorporated wherever technically feasible and viable. Large schemes of 50 units or more, or 10,000sqm floorspace or more, should provide detailed evidence in the form of an hourly heating profile (and details of electrical baseload) where the applicant considers that CHP is not viable; simpler evidence will be accepted on smaller schemes.”

10.114 On-site CHP was discounted for use on this development. Due to the relatively low domestic hot water demand related to the use and the lack of a stable heating demand baseload, the use of a Combined Heat and Power (CHP) system was not deemed as an adequate strategy for this project.

BE GREEN- Renewable Energy Supply

10.115 The Mayor’s SD&C and SPD reads “*although the final element of the Mayor’s energy hierarchy, major developments should make a further reduction in their carbon dioxide emissions through the incorporation of renewable energy technologies to minimise overall carbon dioxide emissions, where feasible.*”

10.116 The Council’s Environmental Design SPD (page 12) states “use of renewable energy should be maximised to enable achievement of relevant CO2 reduction targets.”

10.117 A variety of technologies were assessed in order to determine if they would be suitable for the site and proposed development. Wind turbines were discounted for obvious reasons, but it is considered that there is the potential to accommodate 170 m2 of PV panels within the scheme, in combination with the green roof system.

10.118 Ground source heat pumps were also considered within the statement to not be feasible given the lack of ground space at the site; however air source heat pumps were concluded to be suitable for the site as they can be accommodated and were found to provide substantial energy savings.

10.119 The above investigations and discussions are accepted by the Energy Officer.

BREEAM- Sustainable Design Standards

- 10.120 Part A of policy DM7.4 of the Islington Development Management Policies states “*Major non-residential developments are required to achieve Excellent under the relevant BREEAM or equivalent scheme and make reasonable endeavours to achieve Outstanding.*”
- 10.121 The Council’s Environmental Design Guide states “*Schemes are required to demonstrate that they will achieve the required level of the CSH/BREEAM via a pre-assessment as part of any application and subsequently via certification*”.
- 10.122 A condition (18) is recommended to secure details of how the proposed development would achieve a BREEAM ‘Excellent’, which meets the policy requirement.

Draft Green Performance Plan

- 10.123 Policy DM7.1 of the Islington Development Management Policies and the Environmental Design SPD (8.0.12 – 8.0.18) states “applications for major developments are required to include a Green Performance Plan (GPP) detailing measurable outputs for the occupied building, particularly for energy consumption, CO2 emissions and water use, and should set out arrangements for monitoring the progress of the plan over the first years of occupancy.” The council’s Environmental Design SPD provides detailed guidance and a contents check-list for a Green Performance Plan
- 10.124 A draft Green Performance Plan has been provided, and it can be confirmed that the bulk of the content is satisfactory. However, it should be added that Section 2.2 should include kWh targets based on the energy modelling undertaken for the development. These can be further updated as needed, in future editions of the GPP, required by section 106.

Circular Economy

- 10.125 Policy SI 7 of the London Plan 2021 states that resource conservation, waste reduction, increases in material reuse and recycling, and reductions in waste going for disposal will be achieved by the Mayor, waste planning authorities and industry working in collaboration to promote a more circular economy that improves resource efficiency and innovation to keep products and materials at their highest use for as long as possible.
- 10.126 Emerging policy S10 of the Islington Local Plan states that all developments must adopt a circular economy approach to building design and construction in order to keep products and materials in use for as long as possible to minimise construction waste.
- 10.127 The Applicant is committed to developing a refurbishment and extension with the lowest possible environmental impact and has been at the heart of the design proposed designs. The submitted Sustainability Statement outlines the development’s sustainability, energy efficiency and renewable energy strategies in order to meet the sustainability targets set out in the guidance from LBI and GLA.
- 10.128 Beyond the measures referred to above, the application also proposes to source building materials locally where possible to reduce transportation pollution and support the local economy, that new materials will be specified in accordance with a full Lifecycle Carbon Assessment and the Green Procurement Plan to ensure that materials will be responsibly sourced to the extent feasible, all timber used on site will be purchased from responsible sources, a minimum 10% by value of all materials used on site will be from recycled sources and recycling facilities will be provided to reduce waste during operation. All proposed measures will be secured by condition (21) in the event of planning permission being granted.

Sustainable Drainage

- 10.129 Policy SI 5 states that in order to minimise the use of mains water, water supplies and resources should be protected and conserved in a sustainable manner. Commercial development proposals should achieve at least the BREEAM excellent standard for the ‘Wat 01’ water category or

equivalent, and incorporate measures such as smart metering, water saving and recycling measures, including retrofitting, to help to achieve lower water consumption rates and to maximise future-proofing.

- 10.130 Policy CS10 of the Islington Core Strategy requires all development to demonstrate that it is designed to be adapted to climate change, particularly through design which minimises overheating and incorporates sustainable drainage systems. Policy DM6.6 of the Islington Development Management Policies is concerned with flood prevention and requires that schemes must be designed to reduce surface water runoff to a 'greenfield rate', where feasible.
- 10.131 The discharge rates for the proposed buildings are to be restricted to a 7.5 l/s for the 1 in 100 storm events plus an allowance of 40% for climate change, in accordance with best practice. The proposed approach of using blue roof attenuation, supplemented by below-ground attenuation and permeable paving with sub-base under the parking bays is all acceptable. A condition (26) should be used to confirm the proposals in the Drainage Strategy are carried out.
- 10.132 It is stated in the applicant's submission that there may be opportunities to incorporate small raingardens but that this will be confirmed at later project stage when further details are available to clarify the site's external constraints and utility services and supply systems. It is encouraged to include raingardens where possible as this would help to attenuate water run-off from the proposed hardstanding area. Further details would be required by condition (25).

HIGHWAYS AND TRANSPORT

- 10.133 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.
- 10.134 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. A 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.
- 10.135 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. Emerging Local Plan Policies T2 'Sustainable Transport Choices' and T3 'Car-free development' set out the requirements for car-free developments and prioritise sustainable transport choices.
- 10.136 The site has excellent access to public transport and the Public Transport Accessibility Level is 6A. There are a number of bus routes directly adjacent to the site providing connection to central London and locations across North London. Archway Underground Station is walking distance away from the application site. The site also benefits from good pedestrian accessibility to surrounding residential, retail and employment uses. The public footways around the hospital are generally in good condition, although the hospital campus itself could improve its pedestrian environment. The local cycle network runs alongside the site on Dartmouth Park Hill.
- 10.137 The application proposes to increase the social infrastructure floorspace on site principally by expanding maternity, neonatal and oncology services. Whilst there would be a significant increase

in floorspace equating to a total of 5,443 (GIA), the applicants have confirmed that there would only be an increase in 11No. full-time members of staff per shift. At the same time, however, there is a significant increase in annual outpatient appointments, from the current 68,010 to the anticipated 289,707, which equates to approximately 600 appointments per day.

10.138 There would also be a bed turnover equivalent to 16 beds per day. Over a 24-hour period this would be less than 1 arrival per hour, which is not considered significant. However, the outpatient appointments could result in an increase in approximately 100 additional patient arrivals per hour, taking a worst case scenario and accepting that these would be arriving during a typical 7-hour working day. Nonetheless, such a level of activity is unlikely to be discernible from the existing movements of patients and visitors to the wider hospital campus each day. It is anticipated that the significant majority of users would arrive and depart by sustainable modes with the exception of expectant parents as they arrive and subsequently leave by car or ambulance, which may be necessary depending on the condition of people as they arrive and depart.

Vehicle Parking

10.139 No additional 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 development to be car free.

10.140 The site has a PTAL rating of 6a, which indicates that the site benefits from excellent public transport provision. Indeed, Archway Underground station is walking distance from the site and it would be expected the majority of outpatient appointments would make the trip using sustainable modes of transport. Nonetheless, there is an operational requirement for car parking associated with the use as a maternity hospital as well a requirement for wheelchair accessible parking bays. There would be a requirement for car parking for midwives, ambulance drop-off and on occasion also car parking for expectant mothers and those returning home following delivery.

10.141 At present, the existing site accommodates approximately 11 accessible car parking spaces and 8 standard parking spaces (operational parking for midwives), formed of 3 formal parking spaces and an area of hardstanding between Blocks D and E which has space for at least 5 cars, which will be remodelled and rationalised to accommodate the proposed development. The proposal shown below would yield significant benefits to the Whittington Hospital by improving the arrival and departure sequence of both staff and guests with the proposed landscaping offered.



Fig 10.9 Proposed Landscape Masterplan

- 10.142 The proposals allows for 8 accessible spaces, 3 midwife operational spaces, 2 dedicated patient bays alongside a patient drop off area which would permit ambulances to reverse to the front door of the Maternity and Neonatal unit. As such, the proposals would result in a minor reduction in accessible and operational car parking in comparison to the existing situation. Concerns had initially been raised about the amount of car parking overall on the hospital campus and the specifically the amount of car parking rationalised and retained in front of the new main entrance and alongside the new and improved landscaping. The applicants have considered the concerns by the LPA and have provided further detailed justification to support the proposed approach to car parking which was the culmination of a design-led appraisal undertaken in the development of the proposed application prior to its submission. It is accepted that the proposed development offers a significant improvement to soft landscaping through a sensitively-designed approach, which seeks to strike a balance between the operational requirements of the facilities, including car parking to meet their clinical and operational needs.
- 10.143 Moreover, in recent years, there has been a significant reduction in car parking across the Whittington Hospital associated with the redevelopment of other elements of the campus. The redevelopment of the Waterlow Building and the construction of a replacement (temporary) building for occupation by the Whittington Education Centre (ref: P2019/1773/FUL) in the north-eastern corner of the Whittington Hospital for example has resulted in the loss of 13 car parking spaces. The construction of a new inpatient mental health facility on behalf of the Camden and Islington NHS Trust in the north-western corner of the Whittington campus (ref: P2020/0687/FUL) has resulted in the loss of 33 car parking spaces, with the new development being wholly car-free.
- 10.144 When considered within the context of the notable reduction in car parking that has been achieved across the hospital campus in recent years the proposed layout and approach to car parking is considered acceptable. The applicants have confirmed that the proposed quantum of car parking represents the minimum number of spaces that the hospital needs to deliver its clinical and operational requirements, including the need to locate accessible spaces adjacent to building entrances and delivering the operational midwife car parking spaces in close proximity to the entrance to the maternity building.

Cycling

- 10.145 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 which should be fit for purpose, secure and well-located.
- 10.146 Based on an increase of only 11 staff, the proposals would generate a need for 4 cycle parking spaces to accommodate the uplift. In addition, the proposals include a rationalisation of the area across the frontage of Blocks C, D and E which requires the re-provision of the 44 existing bicycle spaces located within a caged bike rack in front of the concrete slab between C & D Block to be re-provided to ensure no net loss in cycle spaces.
- 10.147 The landscaping proposals for the rationalisation and improvement of the public realm across the frontage of Blocks C, D and E provides 48 cycle spaces in total and therefore, the proposed development would ensure there is no net loss in cycle parking for existing users and provide space for the 4no spaces required by planning policy. The proposed cycle parking and car parking arrangement is shown on the landscape masterplan above.
- 10.148 The application has however not fully considered the additional short-term cycle parking required for visitors and patients. Based on an uplift of 11No. staff, the increase in cycle parking requirements may be quite modest and may well be accounted for by the proposed cycle parking, however the increase in outpatient appointments to 289,707 per year would result in additional cycle trips by patients that is not yet accounted for. As stipulated above this could result in 100 additional patient arrivals per hour. On the assumption that some 10% of arrivals may be by bicycle, then this would result in an additional requirement of 10 bicycle spaces on site. As such, further details would be required by condition of additional cycle parking provision in the event of planning permission being granted. These details should include further information about the cycle parking

to demonstrate the storage and racks are secured, safe and accessible. These details would be secured by condition (28) in the event of approval.

10.149 Overall, the proposal would provide an acceptable level of cycle facilities to support the development and to encourage use of alternative transport modes, subject to condition, in accordance with the objectives of London Plan Policy T5 and Development Management Policy DM8.4.

Pedestrian

10.150 The proposal also includes some improvements to the pedestrian experience and environment within the site, including improvements to pedestrian routes and access. That being said, the proposed means of accessing the site will remain unchanged with the main building entrance remaining at the north-western corner of the building. This will ensure a continuity for patients and staff alike and ensures the proposals will not affect the emergency vehicle access route through the northern element of the Whittington Hospital.

10.151 The pedestrian environment will in general be improved by the well-considered landscaping proposals described above. However, further detail has been requested regarding pedestrian movement across the wider hospital site and how this relates to the landscape interventions proposed as part of this application, and this would be required by condition (27) in the event of planning permission being granted. Moreover, further details would be required by condition (27) to include the differentiation of the pedestrian area near the ambulance access point, as well as the provision of a variety of seating heights with arm and back rests and the provision of details for the drop off layby and bollard design.

Servicing and Waste Management

10.152 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.

10.153 Servicing and refuse collection is operated centrally across the Whittington Hospital Campus, and, as such, the proposed building will not be serviced directly at all, as per the existing situation. No servicing or refuse vehicles will travel directly to the proposed building. Refuse will be collected from the building by site management who will transfer it to its central refuse store located across the frontage of Block P, located in proximity to the corner of Dartmouth Park Hill and Magdala Avenue. All waste will be collected and stored in accordance with the Hospital's stringent Waste Management Plan. All deliveries will continue to be handled at the Hospital's central Goods In facility located within Block Q. Site management will deliver goods to the building, in accordance with the current management arrangements. For the avoidance of doubt, it can be confirmed that none of the servicing and refuse requirements for the development would be accommodated on-street.

Construction Impacts

10.154 The proposed construction works would inevitably have some impact on the local area during the construction period. As such, a Construction Management Plan would need to be submitted and agreed by the Council prior to any construction work commencing on site; this is echoed by the Council's Public Protection Team who have recommended submission of a final version of a CMP (*condition 7*).

10.155 A full Construction Management Plan should outline measures for the routing, accommodation, loading and unloading of construction vehicles during the entirety of the construction phase. A construction programme should also be provided within the CMP once a contractor has been

appointed. This will set out indicative timescales for each phase of construction. This is secured by condition (7) in the event of planning permission being granted, to ensure that the proposal would make all reasonable efforts to avoid unacceptable impacts to neighbouring amenity, the wider environment, or the safe and efficient operation of the highway network.

10.156 In the interest of protecting neighbouring residential amenity during the construction phase of the development (having regard to impacts such as noise and dust) the applicant is also required to comply with the Council’s code of construction practice. Compliance would need to be secured as part of a section 106 agreement together with a payment of £20,566 towards monitoring. This payment is considered an acceptable level of contribution having regard to the scale of the development, the proximity of other properties, and likely duration of the construction project.

Highways Summary

10.157 Overall, it is considered that the application would have adequate provision for servicing, waste storage, accessibility, cycling, collections and deliveries, subject to conditions and legal agreement. The proposal would be then 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.

FIRE SAFETY

10.158 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.

10.159 The Fire Statement submitted with the application, has been prepared by Innovation Fire Engineering , and a suitably qualified Chartered Engineer has been involved in the document. The London Fire Brigade has been consulted on the development and no objections have been raised to the submitted Fire Statement. In response to queries from the Council’s Building Control Officer relating to the requirements of the London Plan policy D12b), a revised document has been submitted and amended dated September 2022. A summary of the document and how it relates to the London Plan requirements is provided below:

| London Plan policy D12(b) requires the following detail: | Response: |
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| 1. The building’s construction: methods, products and materials used, including manufacturers’ details. | <p>The proposal will be externally clad with cement sheathing boards and breather membrane and internally clad with 2 sheets of British Gypsum Duraline plasterboard with a vapour control layer.</p> <p>The external walls will be finished in brickwork, tied back to the LGS stud, with a partially filled cavity, using Rockwool mineral wool insulation to achieve the required U-value.</p> <p>Roofs will generally be ‘inverted’ with bituminous hot melt waterproofing applied to concrete roof slab, XPS insulation and stone ballast or paving slabs.</p> |

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| | <p>All external wall cavities will be fitted with cavity barriers at the floor / roof slab levels and vertically at fire compartment walls. All internal cavities will be fitted with fire cavity barriers.</p> |
| <p>2. The means of escape for all building users: suitably designed stair cores, escape for building users who are disabled or require level access, and associated evacuation strategy approach</p> | <p>The proposal includes a fire evacuation strategy with suitably designed stair cores and escape for building users who are disabled. The evacuation strategy is in 3 stages:</p> <p>Stage 1 – Horizontal evacuation from the area where the fire originates to an adjoining compartment or sub-compartment.</p> <p>Stage 2 – Horizontal evacuation from the entire compartment or sub-compartment where the fire originates to an adjoining compartment or sub-compartment on the same floor. Subsequent additional horizontal evacuation to adjacent compartments may be undertaken (thereby putting additional fire resistance between the building occupants & the threat).</p> <p>Stage 3 – Further horizontal and/or vertical evacuation to outside and/or adjacent ward or building.</p> |
| <p>3. Features which reduce the risk to life: fire alarm systems, passive and active fire safety measures and associated management and maintenance plans</p> | <p>The proposal includes internal fire spread measures in accordance with national guidance, structural fire resistance, and compartmentation in accordance with requirements for healthcare buildings as well as active fire safety measures including fire alarm systems, smoke control and detection measures, fire escape signage and lighting.</p> |
| <p>4. Access for fire service personnel and equipment: how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment, firefighting lifts, stairs and lobbies, any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these</p> | <p>The fire service can access the building from the north, south and west. The east of the building is connected to an existing hospital building. The Fire Strategy submitted includes details of the fire service entry points to the building.</p> |
| <p>5. How provision will be made within the curtilage of the site to enable fire appliances to gain access to the building</p> | <p>Dry risers will be provided in each of the staircases of the building. The inlets would be provided at ground level on the outside of the building and dry riser outlet points would be provided at every level within the staircases. This is a significant improvement on the existing fire fighting facilities within the hospital.</p> |
| <p>6. Ensuring that any potential future modifications to the building will take into account and not compromise the base build fire safety/protection measures.</p> | <p>This fire statement documents the main fire safety design principles for the purpose of the planning submission. The proposals herein will be subject to further specification and changes as the design progresses.</p> |

10.160 The submitted information is specific and relevant to the proposal and the Fire Statement references compliance with BS9999. 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. However, there are some outstanding matters that will need further consideration. As such, a condition is recommended (*condition 15*) requiring an updated Fire Statement to be submitted to address the outstanding matters.

PLANNING OBLIGATIONS AND CIL

10.161 There is a requirement that planning obligations under Section 106 must meet 3 statutory tests, i.e. that they are (i) necessary to make the development acceptable in planning terms, (ii) directly related to the development, and (iii) fairly and reasonably related in scale and kind to the development. Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), the Mayor of London's and Islington's Community Infrastructure Levy (CIL) would be chargeable on the proposed development on grant of planning permission, unless it falls within exempt category. This is calculated in accordance with the Mayor's adopted Community Infrastructure Levy Charging Schedule 2019 and the Islington adopted Community Infrastructure Levy Charging Schedule 2014.

10.162 Islington's CIL Regulation 123 infrastructure list specifically excludes measures that are required in order to mitigate the direct impacts of a particular development and if specific off-site measures are required to make the development acceptable these should be secured through a S106 agreement.

10.163 Policy CS18 (Delivery and Infrastructure) of the Islington Core Strategy 2011 states that the council will work with its partners to deliver the infrastructure required to support development, and will require contributions from new development to ensure that the infrastructure needs are provided for and that the impacts of the development are mitigated. Further details of planning obligations are set out in the relevant sections of this report, in the list below and as a full list in Appendix 1.

10.164 In order for the development to mitigate its own direct impacts, and to be acceptable in planning terms the following heads of terms are recommended to be secured by a S106 agreement.

- Compliance with the Council's Code of Local Procurement;
- Compliance with Code of Employment and Training;
- Carbon offsetting contribution of £77,733 for detailed stage and £115,954 for outline;
- Connection to a local energy network, if technically and economically viable (burden of proof will be with the developer to show inability to connect).
- Code of construction monitoring fee £10,866;
- 4 x construction placements or employment/training contribution of £20,000.
- Accessible transport contribution £8,000;
- Submission of draft Green Performance Plan;
- Submission of draft Travel Plan and approval of final Travel Plan within 6 months of first occupation;
- Associated legal fees.

PLANNING BALANCE ASSESSMENT

10.165 Paragraph 47 of the NPPF dictates that *“Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise”*.

10.166 The proposed development is considered acceptable in principle and in land use terms. The proposal includes a 5,443sqm uplift of maternity and neonatal services as well as other services, such as oncology, multi-faith and staff support, over two phases of development. In this regard, the scheme is considered to be compliant with the London Plan Policies S1 and S2, Islington Core Strategy CS1, Islington Development Management Policies DM6.1 and emerging Local Plan Policy SC1, which all encourage the improvement and expansion of health and social care facilities, subject to the acceptability of other material considerations.

10.167 The proposal involves the retention of the existing non-designated heritage asset alongside heritage sensitive interventions to increase capacity and floorspace, improve the main entrance and provide new essential services. There are considered to be no noticeable impacts on surrounding neighbouring residential amenity in terms of loss of daylight, sunlight and privacy or increased sense of enclosure, overlooking, noise and disturbance. The scheme is considered to comply with policies relating to design, conservation, heritage, energy, sustainability, accessibility and transportation.

10.168 The proposal is also considered to be a sustainable form of development, involving the retention of the existing building with a significant embodied carbon saving. There are also significant operational carbon savings resulting from the proposed design, which exceed those required by planning policy. Furthermore, the proposal results in a significant increase in biodiversity on site with a consequent uplift in the site’s Urban Greening Factor. Finally, the site’s location, highly connected to London’s public transport network, along with the removal of car parking and the increase in cycle parking on site, provides further support for the proposal.

10.169 It should be recognised that the scheme involves the following benefits, which have been discussed throughout the report and should be afforded weight:

- Uplift in health and care facilities by some 5,443sqm resulting in significant improvements to maternity, neonatal and oncology services;
- Refurbishment of the existing building’s facades alongside the removal of redundant plant and replacement of windows;
- Increase in employment at the site, as well as the relevant jobs and training contributions;
- Significant improvements to landscaping, including new garden and terrace spaces and a new welcoming route to the main entrance;
- Retention of the existing building, improvements to the energy efficiency of the operation of the building and as well as contributions to bring the development to a net zero carbon state.

11. CONCLUSION

11.1 It is recommended that planning permission is granted subject to conditions and s106 legal agreement heads of terms as set out in Appendix 1 – **RECOMMENDATIONS**.

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

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

- Compliance with the Council's Code of Local Procurement;
- Compliance with Code of Employment and Training;
- Carbon offsetting contribution of £77,733 for detailed stage and £115,954 for outline;
- Compliance with Islington's Code of Practice for Construction Sites and monitoring costs of £10,866 and submission of site-specific response document to the Code of Construction Practice for approval of LBI Public Protection, which shall be submitted prior to any works commencing on site.
- Facilitation, during the construction phase of the development, of the following number of work placements: 4. Each placement must last a minimum of 26 weeks. The London Borough of Islington's approved provider/s to recruit for and monitor placements, with the developer/contractor to pay wages. Within the construction sector there is excellent best practice of providing an incremental wage increase as the operative gains experience and improves productivity. The contractor is expected to pay the going rate for an operative, and industry research indicates that this is invariably above or well above the national minimum wage and even the London Living Wage (£10.55 as at 15/04/19). If these placements are not provided, LBI will request a fee of: £20,000
- Submission of draft Travel Plan and approval of final Travel Plan within 6 months of first occupation;
- The provision of 4 accessible parking bays or a contribution of £8,000 towards accessible transport measures.
- Feasibility and connection to a local energy network, if technically and economically viable (burden of proof will be with the developer to show inability to connect). In the event that a local energy network is not available or connection to it is not economically viable, the developer should develop an on-site solution and/or connect to a neighbouring site (a Shared Heating Network) and future-proof any on-site solution so that in all cases (whether or not an on-site solution has been provided), the development can be connected to a local energy network if a viable opportunity arises in the future.
- Submission of, and compliance with, a Green Performance Plan
- The Council's legal fees in preparing the S106 and officer's fees for the monitoring and implementation of the S106 agreement.

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

That, should the Section 106 Deed of Planning Obligation not be completed within 13 weeks from the date when the application was made valid or within the agreed extension of time, the Service Director, Planning and Development / Head of Service – Development Management or, in their absence, the

Deputy Head of Service may refuse the application on the grounds that the proposed development, in the absence of a Deed of Planning Obligation is not acceptable in planning terms.

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

RECOMMENDATION B

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

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| 1 | Commencement |
| | <p>CONDITION: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.</p> <p>REASON: To comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).</p> |
| 2 | Approved Plans List |
| | <p>DRAWING AND DOCUMENT NUMBERS: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>Existing Site Plans WH-RYD-MN-ZZ-DR-A-0101-S2-P3; 0102-S2-P2; Existing Plans WH-RYD-MN-02-DR-0402-S2-P7; 03-DR-A-0403-S2-P6; 04-DR-A-0404-S0-P6; 05-DR-A-0405-S2-P6; Existing Sections WH-RYD-MN-ZZ-DR-A-0440-S2-P2; 0441-S2-P2; Proposed Plans Dwg WH-RYD-MN-02-DR-A-3001-S2-P2; 3002-S2-P3; 3003-S2-P3; 3004-S2-P3; 3005-S2-P3; Landscape Masterplan WH-RYD-MN-03-DR-L-2100-S2-P3; Parameter Plans WH-RYD-MN-ZZ-DR-A-2001-S2-P3; Proposed Elevations WH-RYD-MN-ZZ-DR-A-3601-S2-P4; 3602-S2-P5; Proposed Sections WH-RYD-MN-ZZ-DR-A-2701-S2-P3; 3801-S2-P5; 3802-S2-P5; 3803-S2-P5; Urban Greening Factor WH-RYD-MN-03-DR-L-S2-P2 2110; Landscape Sections WH-RYD-MN-03-DR-L-S2-P1-4800 and 4801; Landscape Planting Strategy WH-RYD-MN-03-DR-L-S2-P1-7000; 7001; 7002 Tree Protection Plan 22088-1; External Works Drawings; Design & Access Statement Revision P04 by Ryder Architecture; DAS Addendum by Ryder Architecture dated October 2022; Covering Letter prepared by Newsteer dated 12th July 2022; Planning Statement by Newsteer dated July 2022; Air Quality Assessment dated July 2022 prepared by Ramboll; Arboricultural Survey prepared by Barrell Trees Consultants; Biodiversity Survey / Report prepared by Ecology & Habitat Management Limited; Geotechnical and Geoenvironmental Desk Study prepared by Ramboll; Drainage Statement prepared by Ramboll; Outline Construction Logistics Plan prepared by Canepero;</p> |

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| | <p>Energy Strategy Revision 3 dated October 2022 prepared by Ramboll (plus SAP / Performance Calculations and New Build BRUKL Output Documents); Fire Solutions Document Issue 1 by Innovation Fire Engineering dated 20th September 2022; London Plan Fire Statement by Innovation Fire Engineering dated 20th September 2022; Health Impact Assessment Screening Form prepared by Newsteer; Heritage Statement by HCUK; Noise Impact Assessment prepared by Ramboll; Statement of Community Involvements prepared by the Trust; Sustainable Design & Construction Statement (plus Appendices) dated July 2022 by CarbonPlan; Transport Statement including Travel Plan and DSP by Caneparo; Transport Response Note N01-CC-Parking Note D1 (221010) by Caneparo; Utilities and Foul Sewage Assessment by Ramboll;</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> |
| <p>3</p> | <p>Reserved Matters</p> <p>CONDITION: An application for the approval of reserved matters (appearance including internal configuration and detailed floorplans) relating to all areas shaded blue within the red line boundary on the submitted Parameter Plan WH-RYD-MN-ZZ-DR -A-2001 Rev P3 must be made to the Local Planning Authority prior to any works commencing on these phases and no later than the expiry of 3 years beginning with the date of this permission.</p> <p>The development shall be carried out in accordance with the plans and particulars relating to the later phases so approved.</p> <p>REASON: To comply with Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51(2) of the Planning Compulsory Purchase Act 2004, to ensure the appearance and internal configuration of the development is to a high standard and does not result in unacceptable impacts in accordance with policies S1, S2, DH1 and DH2 of the London Plan 2021, Policies CS1 and CS9 of Islington's Core Strategy 2011, policies DM2.1 and DM2.3 of the Islington's Development Management Policies 2013, and in order that the Local Planning Authority may be satisfied with the details of the proposal as provided for in Article 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.</p> |
| <p>4</p> | <p>Materials (Details)</p> <p>CONDITION: Notwithstanding the approved drawings, details and samples of all facing materials for the new build elements shall be submitted to and approved in writing by the Local Planning Authority prior to relevant works commencing on site. The details and samples shall include:</p> <ul style="list-style-type: none"> a) Details of all proposed new windows and external doors including product details, material, colour, finish, and large-scale drawings (sections at 1:20 and elevations & details at 1:5 showing window or door and the reveal/masonry surround); b) Samples and manufacturer's details at a scale of 1:10 of all proposed brickwork; c) Details of roof terrace boundary treatment; d) Samples and manufacturer's details of any proposed metalwork; e) Green Procurement Plan; f) Details of all other external facing materials to be used. <p>The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</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> |

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| 5 | Plumbing (No pipes to outside of building) |
| | <p>CONDITION: Notwithstanding the plans hereby approved, no plumbing, down pipes, rainwater pipes or foul pipes other than those shown on the approved plans shall be located to the external elevations of buildings hereby approved without obtaining express planning consent unless submitted to and approved in writing by the local planning authority as part of discharging this condition.</p> <p>REASON: The Local Planning Authority considers that such plumbing and pipes would potentially detract from the appearance of the building and undermine the current assessment of the application.</p> |
| 6 | Roof Level Structures (Details) |
| | <p>CONDITION: Details of any roof-top structures/enclosures shall be submitted to and approved in writing by the Local Planning Authority prior to relevant works commencing on site. The details shall include the location, height above roof level, specifications and cladding and shall relate to:</p> <p>a) roof-top plant; b) ancillary enclosures/structure; and c) lift overrun</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 good design and also to ensure that the Authority may be satisfied that any roof-top plant, ancillary enclosure/structure and/or the lift overruns do not have a harmful impact on the surrounding streetscene.</p> |
| 7 | Construction Management Plan (Details and Compliance) |
| | <p>CONDITION: Prior to commencement of works hereby approved, a Construction Management Plan (CMP) and a Construction Logistics Plan (CLP), including details of demolition, shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The reports shall assess the impacts during the construction and demolition phases of the development on surrounding streets, along with nearby residential amenity and other occupiers together with means of mitigating any identified impacts. The CMP must refer to the new LBI Code of Practice for Construction Sites.</p> <p>The development shall be carried out strictly in accordance with the approved CMP and CLP throughout the construction period.</p> <p>REASON: In the interests of residential amenity, highway safety, and the free flow of traffic on streets, and to mitigate the impacts of the development.</p> |
| 8 | Impact Piling (Details / Compliance) |
| | <p>CONDITION: No piling shall take place until a PILING METHOD STATEMENT (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.</p> <p>REASON: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure.</p> |

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| <p>9</p> | <p>Plant Noise (Compliance)</p> <p>CONDITION: The design and installation of new items of fixed plant shall be such that when operating the cumulative noise level $L_{Aeq Tr}$ arising from the proposed plant, measured or predicted at 1m from the l of the nearest noise sensitive premises, shall be a rating level of at least 5dB(A) below the background noise level $L_{AF90 Tbg}$. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 2014+A1:2019.</p> <p>REASON: To ensure the protection of neighbouring amenity in respect to noise and vibration.</p> |
| <p>10</p> | <p>Post-Installation Report (Details)</p> <p>CONDITION: A report is to be commissioned by the applicant, using an appropriately experienced & competent person, to assess the noise from the proposed mechanical plant to demonstrate compliance with condition 9. The report shall include site measurements of the plant in-situ. The report shall be submitted to and approved in writing by the Local Planning Authority and any noise mitigation measures shall be installed before commencement of the use hereby permitted and permanently retained thereafter.</p> <p>REASON: To ensure the protection of neighbouring amenity in terms of noise and vibration.</p> |
| <p>11</p> | <p>Land Contamination (Details and Compliance)</p> <p>CONDITION: Prior to the commencement of development the following assessment in response to the NPPF and in accordance with Land Contamination Risk Management (LCRM) guidance (Environment Agency as updated 2021) and BS10175:2011+A2:2017 shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>A) A land contamination investigation.</p> <p>The investigation shall be based upon and target the risks identified in the approved preliminary risk assessment and shall provide provisions for, where relevant, the sampling of soil, soil vapour, ground gas, surface and groundwater. All works must be carried out in compliance with and by a competent person who conforms to Land Contamination Risk Management (LCRM) guidance (Environment Agency as updated 2021) or the current UK requirements for sampling and testing.</p> <p>Following the agreement to details relating to point a); details of the following works shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site:</p> <p>B) A remediation method statement of any necessary land contamination remediation works arising from the land contamination investigation.</p> <p>This statement shall detail any required remediation works and shall be designed to mitigate any remaining risks identified in the approved site investigation. The development shall be carried out strictly in accordance with the investigation and any scheme of remedial works so approved and no change therefrom shall take place without the prior written approval of the Local Planning Authority. If, during development, contamination not previously identified is found to be present at the site, the Council is to be informed immediately and no further development (unless otherwise agreed in writing by the Council) shall be carried out until a report indicating the nature of the contamination and how it is to be dealt with is submitted to, and agreed in writing by, the Council. All works must be carried out in compliance with and by a competent person who conforms to Land Contamination Risk Management (LCRM) guidance (Environment Agency as updated 2021) or the current UK requirements for sampling and testing.</p> <p>C) Following completion of measures identified in the approved remediation scheme a verification report, that demonstrates the effectiveness of the remediation carried out, must be produced which is subject to the approval in writing of the Local Planning Authority in</p> |

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| | <p>accordance with part b). This report shall include: details of the remediation works carried out; results of any verification sampling, testing or monitoring including the analysis of any imported soil; all waste management documentation showing the classification of waste, its treatment, movement and disposal; and the validation of gas membrane placement. All works must be carried out in compliance with and by a competent person who conforms to Land Contamination Risk Management (LCRM) guidance (Environment Agency as updated 2021) or the current UK requirements for sampling and testing.</p> <p>REASON: To minimise the potential impacts from land contamination.</p> |
| 12 | Internal Lighting (Details) |
| | <p>CONDITION: Details of measures to adequately mitigate light pollution affecting neighbouring residential properties and character/appearance of the area shall be submitted to and approved in writing by the Local Planning Authority prior to practical completion of the development and subsequently implemented prior to occupation of the development hereby permitted. These measures might include:</p> <ul style="list-style-type: none"> - Automated roller blinds; - Lighting strategies that reduce the output of luminaires closer to the façades; - Light fittings controlled through the use of sensors. <p>The approved mitigation measures shall be implemented strictly in accordance with the approved details and shall be permanently maintained thereafter.</p> <p>REASON: In the interests of the residential amenities of the occupants of adjacent residential dwellings.</p> |
| 13 | Lighting (Details and Compliance) |
| | <p>CONDITON: Details of any general / security lighting measures shall be submitted to and approved in writing by the Local Planning Authority prior to relevant works commencing on site.</p> <p>The details shall include the location and full specification of: all lamps; light levels/spill lamps and support structures where appropriate and hours of operation. The general lighting and security measures shall be carried out strictly in accordance with the details so approved, shall be installed prior to occupation of the development and shall be maintained as such thereafter.</p> <p>REASON: To ensure that any resulting general or security lighting is appropriately located, designed to not adversely impact neighbouring residential amenity and is appropriate to the overall design of the building.</p> |
| 14 | Improvements to existing building (Details / Compliance) |
| | <p>CONDITION: Details of all proposed improvements to the existing buildings, including new windows replacements, fabric upgrades and aesthetic improvements, as shown within the revised DAS Addendum dated 21st October 2022, shall be submitted to and approved in writing by the Local Planning Authority prior to the relevant works commencing on site.</p> <p>The approved improvements shall be carried out prior to occupation of the new build elements 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> |
| 15 | Fire Safety Strategy (Details/Compliance) |
| | <p>CONDITION: Notwithstanding the plans and documents hereby approved, a revised Fire Statement shall be submitted and approved in writing by the Local Planning Authority prior to works commencing on site.</p> |

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| | <p>The development shall be carried out in accordance with the details approved 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> |
| 16 | Energy Strategy (Compliance) |
| | <p>CONDITION: Notwithstanding the plans and documents hereby approved, a revised Energy Strategy identifying further improvements to the energy efficiency measures/features and renewable energy technology shall be submitted and approved in writing by the Local Planning Authority prior to the commencement of works hereby approved.</p> <p>The measures identified in the approved strategy shall be installed and operational prior to the first occupation of the new build elements of the development.</p> <p>REASON: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO₂ emission reduction targets by energy efficient measures/features and renewable energy are met.</p> |
| 17 | District Energy Network (Details) |
| | <p>CONDITION: The details of the plant room allocated for the future connection to a district energy network shall be submitted and approved in writing by the Local Planning Authority prior to first occupation of the new build elements of the development hereby approved. The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: To ensure the facility is provided and allows for the future connection to a district heating system.</p> |
| 18 | BREEAM (Details / Compliance) |
| | <p>CONDITION: The development shall achieve a BREEAM New Construction rating (2018) of no less than 'Excellent'.</p> <p>Rainwater recycling should be considered in order to achieve water efficiency targets. If rainwater recycling is considered not to be possible then further evidence to support this will be required.</p> <p>No building shall be occupied until a final Certificate has been issued certifying that the highest feasible BREEAM (or any such equivalent national measure of sustainable building which replaces that scheme) rating has been achieved for this development unless the Local Planning Authority agrees in writing to an extension of the period by which a Certificate is issued.</p> <p>REASON: To ensure that the development achieves the highest feasible BREEAM rating level to ensure that the development contributes to mitigating and adapting to climate change and to meeting targets to reduce carbon dioxide emissions.</p> |
| 19 | Green Roof (Details and Compliance) |
| | <p>CONDITION: Notwithstanding the plans hereby approved, green/brown roofs shall be maximised across the development. Details shall be submitted to and approved in writing to the Local Planning Authority prior to practical completion of the development hereby approved, demonstrating the following:</p> <p>a) how the extent of green/brown roof has been maximised;</p> <p>b) that the green/brown roofs are biodiversity based with extensive substrate base (depth 120 -150mm);</p> |

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| | <p>c) planted/seeded with a mix of species within the first planting season following the practical completion of the building works (the seed mix shall be focused on wildflower planting, and shall contain no more than a maximum of 25% sedum); and</p> <p>d) how the green roofs would be managed and maintained over the lifetime of the development;</p> <p>The biodiversity (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be accessed for the purpose of essential maintenance or repair, or escape in case of emergency.</p> <p>The biodiversity roofs shall be installed strictly in accordance with the details as approved, shall be laid out within 3 months or the next available appropriate planting season after completion of the external development works / first occupation, and shall be maintained as such thereafter.</p> <p>REASON: In order to ensure the development maximises opportunities to help boost biodiversity and minimise water run-off.</p> |
| 20 | Solar PVs (Details and Compliance) |
| | <p>CONDITION: Prior to the commencement of relevant works on site, details of the proposed Solar Photovoltaic Panels at the site shall be submitted to and approved in writing by the Local Planning Authority. These details shall include but not be limited to:</p> <ul style="list-style-type: none"> - Location; - Area of panels; - Design (including elevation plans); and - How the design of the PVs would not adversely affect the provisions of green roofs on site. <p>The solar photovoltaic panels as approved shall be installed prior to the first occupation of the development and retained as such permanently thereafter.</p> <p>REASON: In the interest of addressing climate change and to secure sustainable development and to secure high quality design in the resultant development.</p> |
| 21 | Sustainable Design (Compliance) |
| | <p>CONDITION: The details and measures specified within the submitted Sustainable Design & Construction Statement by CarbonPlan Engineering, dated July 2022, shall be implemented in accordance with the approved document, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>REASON: In the interest of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard.</p> |
| 22 | Bird & Bat Boxes (Details) |
| | <p>CONDITION: Notwithstanding the approved plans, prior to commencement of relevant works, details of bird and bat boxes (including swift boxes) shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The details approved shall be installed prior to the first occupation of the building, and shall be maintained as such thereafter.</p> <p>REASON: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity</p> |
| 23 | Biodiversity measures (Compliance) |
| | <p>CONDITION: The biodiversity measures and ecological enhancements identified within the submitted BREEAM Ecology Report, dated July 2022, by Ecology & Habitat Management Ltd, shall be implemented prior to the occupation of the development hereby approved.</p> |

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| | <p>The details hereby approved shall be maintained as such thereafter.</p> <p>REASON: In the interest of biodiversity.</p> |
| 24 | <p>Tree Protection (Details and Compliance)</p> <p>CONDITION: Prior to the commencement of the development hereby approved (including demolition and all preparatory work), a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an Arboricultural Method Statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>Specific issues to be dealt with in the TPP and AMS:</p> <ol style="list-style-type: none"> a. Location and installation of services/ utilities/ drainage. b. Methods of demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees. c. Details of construction within the RPA or that may impact on the retained trees. d. A full specification for the installation of boundary treatment works. e. A full specification for the construction of any roads, parking areas and driveways, including details of the no-dig specification and extent of the areas of the roads, parking areas and driveways to be constructed using a no-dig specification. Details shall include relevant sections through them. f. Detailed levels and cross-sections to show that the raised levels of surfacing, where the installation of no-dig surfacing within Root Protection Areas is proposed, demonstrating that they can be accommodated where they meet with any adjacent building damp proof courses. g. A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing. h. A specification for scaffolding and ground protection within tree protection zones. i. Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area. j. Details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires. k. Boundary treatments within the RPA. l. Methodology and detailed assessment of root pruning. m. Reporting of inspection and supervision. n. Methods to improve the rooting environment for retained and proposed trees and landscaping. o. Veteran and ancient tree protection and management. <p>The development thereafter shall be implemented in strict accordance with the approved details.</p> <p>REASON: Required prior to commencement of development to satisfy the Local Planning Authority that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality, in accordance with Policy DM 6.5, policies 7.19 and 7.21 of the London Plan and pursuant to section 197 of the Town and Country Planning Act 1990.</p> |
| 25 | <p>Landscaping (Details and Compliance)</p> <p>LANDSCAPING: Notwithstanding the submitted detail and the development hereby approved, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to superstructure works commencing on site. The landscaping scheme shall include the following details:</p> |

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| | <p>a. an updated Access Statement detailing routes through the landscape and the facilities it provides;</p> <p>b. a biodiversity statement detailing how the landscaping scheme maximises biodiversity;</p> <p>c. existing and proposed underground services and their relationship to both hard and soft landscaping;</p> <p>d. proposed trees: their location, species, size and section showing rooting area;</p> <p>e. soft planting: including all buffer planting areas;</p> <p>f. topographical survey: including earthworks, ground finishes, top soiling with both conserved and imported topsoil(s), levels, drainage and fall in drain types;</p> <p>g. enclosures and boundary treatment: including types, dimensions and treatments of walls, fences, screen walls, barriers, rails, retaining walls and hedges;</p> <p>h. hard landscaping: kerbs, edges, steps, ridge and flexible paving, and furniture including bike racks, seating and planters;</p> <p>i. wayfinding and signage;</p> <p>j. phasing of landscaping and planting;</p> <p>k. raingardens within the landscaping proposal;</p> <p>l. any other landscaping feature(s) forming part of the scheme.</p> <p>All landscaping in accordance with the approved scheme shall be completed / planted during the first planting season following practical completion of the relevant phase of the development hereby approved in accordance with the approved planting phase. 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. The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: In the interest of biodiversity, sustainability, playspace and to ensure that a satisfactory standard of visual amenity is provided and maintained.</p> |
| 26 | <p>SUDS (Compliance and Details)</p> |
| | <p>CONDITION: Details of a drainage strategy for a sustainable urban drainage system shall be submitted to and approved in writing by the Local Planning Authority prior to relevant works commencing on site.</p> <p>The details shall be based on an assessment of the potential for disposing of surface water by means of appropriate sustainable drainage systems in accordance with the drainage hierarchy and be designed to maximise water quality, amenity and biodiversity benefits.</p> <p>The submitted details shall include the scheme's peak runoff rate and storage volume and demonstrate how the scheme has maximised retention and minimised water run-off rates. The details shall demonstrate how the site will manage surface water in excess of the design event, shall set out a clear management plan for the system and confirm whether a pump station is required for the geo-cellular storage tanks.</p> <p>The drainage system shall be installed/operational prior to the first occupation of the development. The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: To ensure that sustainable management of water and minimise the potential for surface level flooding.</p> |
| 27 | <p>Inclusive Design (Compliance and Details)</p> |
| | <p>CONDITION: Details including floorplans, sections and elevations at a scale of 1:50 shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on any of the part of the development hereby approved.</p> |

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| | <p>The details shall include how the development would comply with the relevant parts of the Inclusive Design in Islington SPD, to include the following details:</p> <ul style="list-style-type: none"> • Pedestrian movement plan of the wider site to include the differentiation of pedestrian area near ambulance access point; • Provision of a mobility scooter parking and charging space; • Provision of one accessible cycle parking space and one cargo cycle parking space; • Provision of a variety of seating heights with arm and back rests within the landscaping; • Provision of details for the drop off layby and bollard design. <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: To ensure the development is of an inclusive design.</p> |
| 28 | Cycle Parking (Details and Compliance) |
| | <p>CONDITION: Notwithstanding the plans hereby approved, details of the 48No. bicycle spaces shown on plan, as well as a further 10No. short-term cycle parking spaces shall be submitted to and approved in writing by the Local Planning Authority. The details shall include cycle parking product specification and shall demonstrate how the cycle storage areas would be safe and convenient.</p> <p>The approved cycle storage shall be provided prior to the first occupation of the development hereby approved, shall be maintained as such thereafter and no change therefrom shall take place unless otherwise agreed in writing by the Local Planning Authority.</p> <p>REASON: To ensure adequate and suitable bicycle parking is available and easily accessible on site and to promote sustainable modes of transport.</p> |
| 29 | Lifts (Compliance) |
| | <p>CONDITION: All lifts hereby approved shall be installed and operational prior to the first occupation of the additional floorspace hereby approved. The lifts should be maintained throughout the lifetime of the development.</p> <p>REASON: To ensure that inclusive and accessible routes are provided throughout the floorspace at all floors and also accessible routes through the site are provided to ensure no one is excluded from full use and enjoyment of the site.</p> |
| 30 | Dynamic thermal modelling / overheating analysis |
| | <p>CONDITION: Prior to commencement of the development hereby approved a detailed design report showing whether active cooling has been specified for the development and justifying this decision against the criteria of CIBSE TM52 as required in DM7.5 shall be submitted and approved in writing by the Local Planning Authority. This report should detail how the cooling hierarchy has been addressed in the design with specific reference to shading.</p> <p>REASON: In the interests of sustainable development and climate change adaptation.</p> |

List of Informatives:

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| 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 |

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| | <p>Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Pollution Team, Islington Council, 222 Upper Street London N1 1XR (Tel. No. 020 7527 3258 or by email pollution@islington.gov.uk) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.</p> |
| 2 | Highway Requirements |
| | <p>Compliance with sections 168 to 175 and of the Highways Act, 1980, relating to “Precautions to be taken in doing certain works in or near streets or highways”. This relates, to scaffolding, hoarding and so on. All licenses can be acquired through streetworks@islington.gov.uk. All agreements relating to the above need to be in place prior to works commencing.</p> <p>Compliance with section 174 of the Highways Act, 1980 – “Precautions to be taken by persons executing works in streets.” Should a company/individual request to work on the public highway a Section 50 license is required. Can be gained through streetworks@islington.gov.uk. Section 50 license must be agreed prior to any works commencing. Compliance with section 140A of the Highways Act, 1980 – “Builders skips: charge for occupation of highway. Licenses can be gained through streetworks@islington.gov.uk.”</p> <p>Compliance with sections 59 and 60 of the Highway Act, 1980 – “Recovery by highways authorities etc. of certain expenses incurred in maintaining highways”. Haulage route to be agreed with streetworks officer. Contact streetworks@islington.gov.uk. 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 | Highways Requirements (2) |
| | <p>Joint condition survey required between Islington Council Highways and interested parties before commencement of building works to catalogue condition of streets and drainage gullies. Contact highways.maintenance@islington.gov.uk. Approval of highways required and copy of findings and condition survey document to be sent to planning case officer for development in question.</p> <p>Temporary crossover licenses to be acquired from streetworks@islington.gov.uk. Heavy duty vehicles will not be permitted to access the site unless a temporary heavy duty crossover is in place.</p> <p>Highways re-instatement costing to be provided to recover expenses incurred for damage to the public highway directly by the build in accordance with sections 131 and 133 of the Highways Act, 1980.</p> <p>Before works commence on the public highway planning applicant must provide Islington Council’s Highways Service with six months’ notice to meet the requirements of the Traffic Management Act, 2004.</p> <p>Development will ensure that all new statutory services are complete prior to footway and/or carriageway works commencing. Works to the public highway will not commence until hoarding around the development has been removed. This is in accordance with current Health and Safety initiatives within contractual agreements with Islington Council’s Highways contractors.</p> |
| 4 | Highways Requirement (3) |
| | <p>Alterations to road markings or parking layouts to be agreed with Islington Council Highways Service. Costs for the alterations of traffic management orders (TMO’s) to be borne by developer.</p> |

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| | <p>All lighting works to be conducted by Islington Council Highways Lighting. Any proposed changes to lighting layout must meet the approval of Islington Council Highways Lighting. NOTE: All lighting works are to be undertaken by the PFI contractor not a nominee of the developer. Consideration should be taken to protect the existing lighting equipment within and around the development site.</p> <p>Any costs for repairing or replacing damaged equipment as a result of construction works will be the responsibility of the developer, remedial works will be implemented by Islington's public lighting at cost to the developer. Contact streetlights@islington.gov.uk Any damage or blockages to drainage will be repaired at the cost of the developer.</p> <p>Works to be undertaken by Islington Council Highways Service. Section 100, Highways Act 1980. Water will not be permitted to flow onto the public highway in accordance with Section 163, Highways Act 1980 Public highway footway cross falls will not be permitted to drain water onto private land or private drainage</p> |
| 5 | <p>Community Infrastructure Levy (CIL)</p> <p>Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the London Borough of Islington Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL).</p> <p>The Council will issue a CIL Liability Notice stating the CIL amount that will be payable on the commencement of the development. Failure to pay CIL liabilities when due will result in the Council imposing surcharges and late payment interest.</p> <p>Further information and all CIL forms are available on the Planning Portal at www.planningportal.gov.uk/cil, and the Islington Council website at www.islington.gov.uk/cil. CIL guidance is available on the GOV.UK website at www.gov.uk/guidance/community-infrastructure-levy.</p> |
| 6 | <p>Tree Works Specification</p> <p>The following British Standards should be referred to:</p> <ul style="list-style-type: none"> b. BS: 3882:2015 Specification for topsoil b. BS: 3936-1:1992 Nursery Stock – Part 1: Specification for trees and shrubs c. BS: 3998:2010 Tree work – Recommendations d. BS: 4428:1989 Code of practice for general landscaping operations (excluding hard surfaces) e. BS: 4043:1989 Recommendations for Transplanting root-balled trees 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 |
| 7 | <p>Thames Water 1</p> |

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| | <p>Thames Water will aim to provide customers with a minimum pressure of 10m head (Approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes.</p> <p>The developer should take account of this minimum pressure in the design of the proposed development.</p> |
| 8 | Thames Water 2 |
| | <p>With regard to SURFACE WATER drainage, Thames Water would advise that if you follow the sequential approach to the disposal of surface water they would have no objection. Management of surface water from new developments should follow Policy SI 13 Sustainable drainage of the London Plan 2021. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required.</p> <p>Should you require further information please refer to their website.</p> <p>https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes</p> <p>There are public sewers crossing or close to the development. If you are planning significant work near our sewers, it's important that you minimize the risk of damage. Thames Water will need to check that the development doesn't limit repair or maintenance activities, or inhibit the services they provide in any other way. The applicant is advised to read the Thames Water guide working near or diverting their pipes.</p> <p>https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes</p> |
| 9 | Fire Safety |
| | <p>It is recommended that you obtain technical advice regarding compliance with the Building Regulations (and/including matters relating to fire safety and evacuation) prior to any further design work commencing and prior to the selection of materials. In particular, you should seek further guidance regarding the design of the external fabric (including windows) to limit the potential for spread of fire to other buildings.</p> <p>Islington's Building Control team has extensive experience in working with clients on a wide range of projects. Should you wish to discuss your project and how Islington Building Control may best advise you regarding compliance with relevant (building control) regulations, please contact Building Control on 020 7527 5999 or by email on Building Control@islington.gov.uk.</p> |
| 10 | Acoustics |
| | <p>You are advised to follow the guidance of Health Technical Memorandum 08-01:Acoustics in the design of the facility and ensure that compliance with the internal noise levels is achieved.</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 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 S1- Developing London’s social infrastructure
- Policy S2 – Health and social care facilities
- Policy HC1 - Heritage conservation and growth
- Policy G5 – Urban Greening
- Policy SI2 – Minimizing greenhouse emissions
- Policy SI7 – Reducing waste and supporting the circular economy
- Policy SI13 – Sustainable Drainage

B) Islington Core Strategy 2011

- Policy CS1 Archway
- 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 CS14 Retain and services
- 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

Health and Open Space

- Policy DM6.1 – Healthy development

Energy and Environmental standards

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

Transport

- Policy DM8.4- Walking and cycling

- Policy DM8.5- Vehicle parking

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

Emerging policies relevant to this application are set out below:

- Policy SP7 – Archway
- Policy H1 – Thriving communities
- Policy SC1 – Social and community infrastructure
- Policy SC3 - Health Impact Assessment
- Policy SC4 – Promoting Social Value
- Policy G4 – Biodiversity, landscape design and trees
- Policy G5 – Green Roofs and vertical greening
- Policy S1- Delivering sustainable design
- Policy S2- Sustainable design and construction
- Policy S4- Minimising greenhouse gas emissions
- Policy S6 – Managing heat risk
- Policy S7 – Improving Air Quality
- Policy T2- Sustainable transport choices
- Policy T4 – Public realm
- Policy T5 - Delivery, servicing and construction
- Policy DH1- Fostering innovation and conserving and enhancing the historic environment
- Policy DH2- Heritage assets