

PLANNING COMMITTEE REPORT

 Development Management Service
 Planning and Development Division
 Community Wealth Building Department

PLANNING COMMITTEE		AGENDA ITEM
Date:	6 December 2022	

Application number	P2022/2454/FUL
Application type	Full Planning Application
Ward	Barnsbury
Listed building	Adjacent to Grade II Listed 16-62 Barnsbury Road
Conservation area	N/A
Development Plan Context	Within 50m of Barnsbury Conservation Area Article 4(2) Barnsbury Conservation Area Local Cycle Route Major Cycle Route Local view from Archway Road Local view from Archway Bridge Article 4 Direction (A1-A2) Rest of Borough Rail land ownership – TfL Tunnels London Underground Zones of Interest
Licensing Implications	N/A
Site Address	Old Barnsbury, The Barnsbury Estate, N1 0TJ
Proposal	Full planning application for external alterations to all existing buildings (including replacement windows, doors and communal entrances) and landscaping, environmental and wayfinding works (including new bin and cycle stores, new railings to ramps, stepped access to existing buildings, play facilities, lighting, signage and gates).

Case Officer	Nicholas Linford
Applicant	Newlon Housing Association
Agent	Lichfields – Anna Vincent

1. RECOMENDATION

The Committee is asked to resolve to **GRANT** planning permission subject to the conditions set out in Appendix 1.

2. SITE PLAN (site highlighted in red)

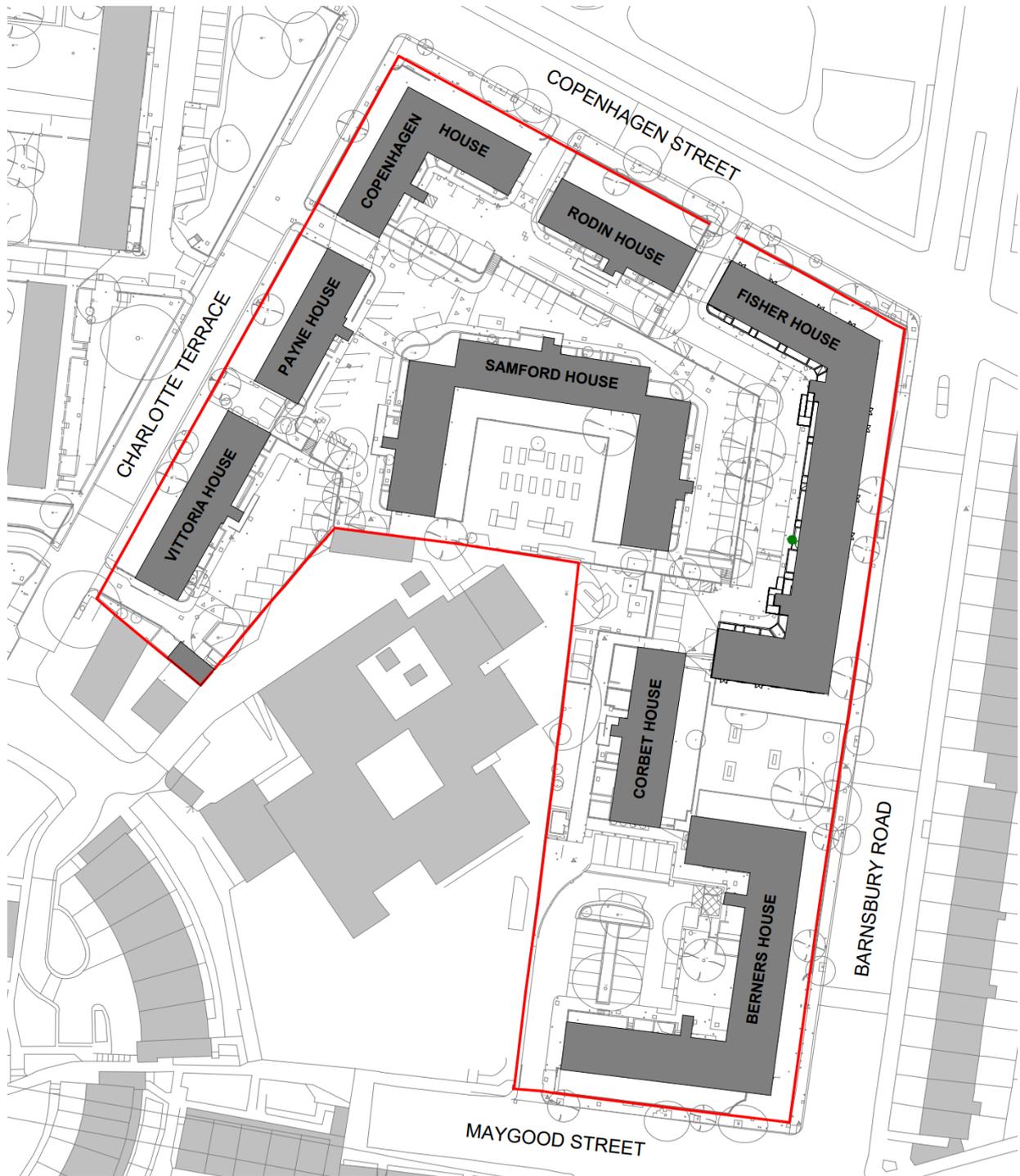


Image 1: Site plan showing block names

3. PHOTOS OF SITE



Image 2: Aerial image of the site, looking North



Image 3: Old Barnsbury as seen from Copenhagen Street



Image 4: Old Barnsbury as seen from Barnsbury Road



Image 5: Old Barnsbury as seen from within the estate



Image 6: Old Barnsbury as seen from within the estate

4. SUMMARY

- 4.1 The proposal seeks planning permission for external alterations to all buildings and landscaping throughout the Old Barnsbury Estate.
- 4.2 The external works include the replacement of all windows with new double-glazed windows, the replacement of all front doors, and the creation of new communal entrances with improved accessibility to each block on the estate.
- 4.3 The landscaping improvements include new hard and soft landscaping, upgraded and expanded play space, new bin and cycle stores, and the enhancement of existing pedestrian routes through the estate with associated wayfinding improvements. Improvements to the lighting scheme, new boundary treatments and security upgrades are also proposed. A reduction in the number of car parking spaces on the estate will allow for increased greening of the landscape.
- 4.4 Following consultation with residents, stakeholders and the Local Planning Authority, the applicant held a residents ballot in February 2021. The ballot related to a vision for the whole estate, being Old and New Barnsbury, with a Landlord Offer to residents. The ballot proposals included the redevelopment of New Barnsbury and upgrade/refurbishment works to Old Barnsbury. The ballot included the resident of both Old and New Barnsbury, returning an endorsement of 79% in favour of the proposals on a 72% turnout.

- 4.5 A separate planning application (ref: P2022/1898/FUL) has been submitted for the part of the Estate known as the New Barnsbury Estate. For timing reasons, the applications for Old and New Barnsbury are not formally linked through the planning process and the Planning Committee will be asked to make a decision on the New Barnsbury planning application at an earlier date (currently scheduled for 29th November 2022).
- 4.6 The proposals would provide for more amenable and efficient homes as a result of the new fenestration. Additionally, the fenestration proposals would bring a level of design coherence to the estate that has not been seen since the original windows were replaced.
- 4.7 The application also delivers a number of benefits, including landscape improvements and a rationalisation of car parking. Additionally, the application is considered to constitute a sustainable form of development due to the improvements it would provide in energy efficiency, green infrastructure and sustainable transport.
- 4.8 The proposals would not alter the form, scale, character, or appearance of the existing buildings on the Old Barnsbury Estate. The proposals would also not change the number of homes on the estate, the mix of unit sizes or tenures. The proposal is therefore not considered to have an unacceptable impact on neighbouring residential amenity in terms of loss of daylight, sunlight, outlook, privacy, noise and disturbance or an increased sense of enclosure.
- 4.9 For the reasons given above and explained in more detail in the subsequent sections of this report, the proposal is considered to be acceptable and in accordance with relevant planning policy and is therefore recommended for approval subject to conditions.

5. SITE AND SURROUNDINGS

- 5.1 The application site relates to the Old Barnsbury Estate which is contained within an area bounded by Charlotte Terrace to the west, Copenhagen Street to the north and Barnsbury Road to the east. The southern boundary is formed of both Vittoria Primary School and Maygood Street.
- 5.2 To the west of Charlotte Terrace is New Barnsbury which is a related area of the estate but does not fall within the scope of this planning application. The Old Barnsbury Estate is approximately 800m from its closest point at Charlotte Terrace to Kings Cross Station, approximately 750m from its closest point at the junction of Charlotte Terrace and Copenhagen Street to Caledonian Road and Barnsbury Station, and approximately 420m from its closest point at the junction of Barnsbury Road and the Maygood Street to Angel Station.
- 5.3 Built in the 1930s, the Old Barnsbury Estate contains 275 homes in 8 x five storey red brick mansion blocks (Berners House, Corbet House, Fisher House, Samford House, Roding House, Copenhagen House, Payne House, and Vittoria House), which face inwards rather than address the street – the result of communal front gardens being converted into private gardens for ground floor units sometime after the estate was originally built.
- 5.4 The communal outside space on the Old Barnsbury Estate is predominantly given over to car parking and other areas of hard landscaping, with much of the estate's hard surfacing being uneven and in need of repairs. Additionally, across the estate there are exposed refuse bins and cycle parking which lead to a cluttered appearance. Where landscaping has been provided, it is often unusable and used to separate areas rather than to provide amenity space.
- 5.5 There are two existing areas of green space within Old Barnsbury, one which fronts Barnsbury Road and is overlooked by Berners, Corbet and Fisher House. The other is to the rear of Samford House and provides community allotment space. Both green spaces provide limited access, with only those allocated a key able to sue them.

- 5.6 The play space provision on Old Barnsbury is undersized and is solely for the use of younger children. The play space is in an area of the estate which does not benefit from large amounts of natural surveillance and being split in to two areas, it is difficult to supervise. The existing play equipment is in a poor state and in need of replacement.
- 5.7 Old Barnsbury Estate suffers from considerable land level changes, resulting in stairs and convoluted ramps being provided to make the estate somewhat accessible. These levels complicate the layout and functionality of the estate and contribute to the estate's security and accessibility issues.
- 5.8 Old Barnsbury includes access points along its western, northern and southern boundaries, with five access routes into the estate. Two access routes lead off Charlotte Terrace, one runs in between Vittoria House and the former Public House and the other running between Copenhagen and Payne House. The two access routes along Copenhagen Street run either side of Roding House, however once inside the estate there is no connection for vehicles between the two due to level changes. There is one access route via Maygood Street which is the most direct route into the estate for residents travelling along Barnsbury Road or from the Angel. Existing site levels across Old Barnsbury make pedestrian routes challenging from an accessibility perspective. Typically, level access to blocks is only achievable via one access route, with other routes featuring steps or convoluted journeys. From a safety and security perspective poor lighting, lack of CCTV and little to no natural surveillance make some existing routes uninviting places to walk. In addition to level changes, poor wayfinding signage makes the estate difficult to navigate.
- 5.9 The surrounding townscape is predominantly residential but diverse in form. To the north and west, the estate is bounded by the Barnsbury Conservation Area, with four storey Grade II listed Georgian terraces to the west of the estate on Barnsbury Road and Barnard Park to the north of the estate. To the west of the estate is the New Barnsbury Estate, where four to eight storey buildings face on to Old Barnsbury. To the South of the estate is the two storey Vittoria Primary School, a 1960s building, and the two storey job centre building which also sits within the Barnsbury Conservation Area.

6. PROPOSAL (IN DETAIL)

- 6.1 The application seeks planning permission for the refurbishment of the Old Barnsbury Estate. These refurbishment works include external alterations to all buildings on the estate, along with various landscaping improvements.
- 6.2 The proposed external alterations include the replacement of all windows with new double-glazed windows, the replacement of all front doors, and the creation of new communal entrances with improved accessibility to each block on the estate.
- 6.3 A number of landscaping changes are proposed, and these are listed below:
- Pedestrian improvements, including the enhancement of existing routes to provide an accessible route through the estate;
 - General greening of the landscaping, including the removal of some car parking spaces to provide new planting, upgrades to Barnsbury Road Park, and the creation of a shared courtyard space next to Berners House;
 - New paving and seating areas;
 - New bin and cycle stores;
 - Improvements to play facilities;
 - Improvements to lighting scheme;
 - Accessibility improvements, including a new accessible ramp and the provision of new railings;

- New signage and wayfinding improvements;
- New gates with fob access, and;
- New boundary treatments.

6.4 The proposed development is programmed to be phased over a period of 6 years. The proposed works will not alter the form, scale, character, or appearance of the existing buildings, nor will they change the mix of unit sizes or tenure at Old Barnsbury.

6.5 In addition to the external alterations and landscaping improvements, the applicant intends to provide internal improvements to the flats on the estate, including new kitchens and bathrooms, and also to carry out repair works to the roofs, brickwork, and access decks where needed. While these did form part of the Landlord Offer to residents as part of the Ballot, these works do not require planning permission and therefore do not form part of this application. However, it is understood that the applicant proposes to carry these works out alongside the works which they are seeking consent for.

Amendments

6.6 During the application process a number of amendments to the scheme were submitted, including:

- The applicant previously proposed the creation of a new green walkway providing a publicly accessible pedestrian route from Barnsbury Road, through Old Barnsbury, to the New Barnsbury Estate. This proposal was removed in response to a petition which raised concerns regarding security; and
- The applicant's original boundary treatment proposals involved the installation of 1.5 meter-high fences fronting on to the external streets to the site. These proposals were revised in response to comments from the Council's Design Officer and now involve the retention of the existing iron fences and the planting of new defensible hedges behind these.

7. RELEVANT HISTORY:

7.1 This section sets out relevant planning applications that have been considered by the Council within and adjoining the Barnsbury Estate. Applications relating to the retail units within Old Barnsbury, as well as applications for advertisement consent, tree works in a conservation area, and street furniture have not been included.

TP Ref	Address	Proposal	Outcome	Date
831934	Barnsbury Estate, London, N1	The carrying out of landscaping and other rehabilitation works to the open areas around the blocks and the alteration of the ground floor communal entrance refuse storage areas.	Approved with conditions	23/03/1984
861114	Vittoria House, Barnsbury Estate, London, N1	Erection of dry goods/lumber store.	Approved with conditions	10/11/1986

981749	Barnsbury Estate, London, N1	Construction of 12 no. lift shafts at the eight blocks of Old Barnsbury Estate.	Approved with conditions	20/10/1998
P000032	Barnsbury Estate, London, N1	OLD BARNSBURY ESTATE: Creation of balconies at Berners House, Copenhagen House, Corbet House, Fisher House, Payne House, Roding House, Samford House & Vittoria House. NEW BARNSBURY ESTATE: Formation of pitched roofs at Adrian House, Aldrick House, Amory House, 1-19 Charlotte Terrace, Crispe House, Ewen House, Jocelin House, Kenwick House, Mavor House, Redmond House, Ritson House, Thorpe House, Thurston House & Venn House.	Approved with conditions	22/08/2000
P030160	Barnsbury Estate, London, N1	Installation of a timber security fencing 1.6m high to estate boundary	Approved with conditions	17/04/2003
P2012/0289/FUL	Carriageway [outside Molton House] at Charlotte Terrace, London N1 0JJ	Installation on the carriageway of a Barclays Cycle Hire docking station, containing a maximum of 58 docking points for scheme cycles plus a terminal.	Approved with conditions	28/01/2013
P2021/3658/FUL	Barnard Park	Refurbishment and improvement works to park to include: replacement of existing Redgra pitch with 9-a-side pitch and associated retaining walls; creation of new grass area for amenity recreation and sports use; removal of existing park buildings and erection of new community hub building; new and reconfigured entrances and footpaths; installation of adult gym equipment; park furniture; removal and	Approved with conditions	15/03/2022

		replacement of trees; and landscaping throughout.		
P2022/1898/FUL	Barnsbury Estate, London, N1	<p>Hybrid planning application seeking detailed permission for Phase 1a, 1b and 3a and outline planning permission for all future phases 1c, 2a, 2b and 3b comprising:</p> <p>In full, demolition of existing buildings and undertaking of groundworks and the erection of 427 residential units (Use Class C3) within seven buildings of 3, 7, 9, 11, 12 and 13 storeys comprising 148 x 1 bed, 203 x 2 bed, 58 x 3 bed, 13 x 4 bed and 5 x 5 bed over 50672sq.m floorspace in phases 1a, 1b and 3a; hard and soft landscaping works including public open space and new public realm, access and highway formation and alterations, car and cycle provision with associated ancillary works.</p> <p>Outline planning permission (all matters reserved) for the demolition of all remaining buildings, undertaking of ground works and the construction of a phased redevelopment of new buildings of up to 9 storeys and incorporating up to 76100sq.m to include up to 523 residential units (Use Class C3), up to 1500sq.m of replacement retail and town centre floorspace (Use Class E), and 1275sq.m of replacement community use floorspace including community centre and nursery (Use Class F2), within phases 1c, 2a, 2b and 3b, hard and soft landscaping, new public open space, access and highway formation and alterations, new pedestrian</p>	Pending consideration	

		means of access, car and cycle parking provision and ancillary works.		
--	--	---	--	--

8. CONSULTATION

Public Consultation

- 8.1 Letters were sent to occupants of **589** properties on the Old Barnsbury Estate, the New Barnsbury Estate, the Half Moon Crescent Estate, Barnsbury Road, Charlotte Terrace, Copenhagen Street, Denmark Grove, Dewey Road, and Maygood Street on 23/08/2022. Site notices and a press advert were also displayed on 25/08/2022. The public consultation on the application therefore expired on 25/09/2022. However, it is the Council's practice to continue to consider representations made up until the date of a decision.

At the time of the writing of this report 3 letters of objection had been received from the public in response to the consultation. In addition to this, a petition with 136 signatures has also been received which raises objection to the proposed 'green route' through the estate on the basis that it will make the estate less safe and less green.

The issues raised are summarised as follows (*with the paragraphs in brackets indicating where in the report the respective points have been addressed*):

- 8.2 The issues raised in the objections and petition are summarised below (*with the paragraphs in brackets indicating where in the report the respective points have been addressed*):

Objections:

- The reduction in car parking spaces includes no plan put in place for designated blue Badge spaces and no Electric Vehicle Charging Points (*para 10.87*);
- Concerns regarding the consultation process and how results are reported, including the small-sized Barnsbury Residents' Group's views being used as representative of the estate as a whole (*para 10.110*);
- Newlon have stopped carrying out cyclical works prior to this application being submitted (*para 10.111*);
- Detail of the phasing of works is limited and it is not clear whether changes will be block by block or all carried out at the same time (*para 10.112*);
- Nothing has been shared with Old Barnsbury residents about commitments to the quality and specific timescales for the intended works (*para 10.112 – 10.113*);
- Scope of refurbishment works doesn't go far enough. A full re-wire with additional sockets and cheaper lighting should form part of the core offering to each tenant property along with a complete re-fit of broadband provision to the estate to help address the digital divide (*para 10.113*).
- The 'green walkway' is unnecessary and raises concerns over the safety of residents;
- Sections of the proposed pathway risk people being trapped between two closed gates;

- Lockable gates and fob access are not sufficient measures to prevent security risk - fobs can be lost or shared, and gates can be faulty;
- It is not clear that enhancing existing routes has been considered;
- Areas of the proposed pathway will not be visible and will give rise to dog fouling;
- Widening the path at the back of Samford House will result in removal of trees and foliage and the privacy they provide to the school and residents of Samford House;
- The June 2022 Old Barnsbury resident newsletter did not show clearly the route of the proposed pathway through old Barnsbury and yet contained various points in support of the proposal;

Officer comment: *A number of the issues raised (the 7 latter bullet points above) relate to the applicant's original proposal to introduce a 'green walkway' through the estate. This aspect of the proposal has now been omitted from the application with enhancements to existing routes through the estate proposed instead.*

Petition:

- Making the allotment area public and encouraging traffic through the estate removes the few communal areas that local residents have a sense of ownership over. (*para 10.49*).
- Residents are concerned that the new route would make the estate less safe. Anti-social behaviour is already reported on the Estate and opening up the path will attract more people within the estate. (*para 10.71-10.74*)
- Given Newlon's poor record at maintaining the Estate, the path will likely end up being gated up most of the time. (*para 10.74*)
- The creation of the path will take out a large amount of existing green spaces on the estate, both outside and within the allotment area. The area along the boundary wall with the school is currently full of dense foliage and plantation and this area is used to store all the tools and composting bins. Creating the path would the grass removed, plants along the wall destroyed and allotment spaces reduced. (*para 10.45*)
- Several stairs that connect different levels of the Estate remain permanently blocked off. Residents welcome increased connectivity within the Estate but believe Newlon should reopen the stairs and make the paths already in use greener. (*para 10.48*)

External Consultees

- 8.3 **Islington Swifts Group:** The Preliminary Ecological Appraisal and Bat Survey recommend nest boxes for birds on trees and buildings, and lighting suitable for bats - the bird boxes appear to be mentioned in the planning statement but there is no other sign of these on elevations, landscape documents, or in the lighting plan.
- 8.4 **London Fire Brigade:** No response received.
- 8.5 **London and Middlesex Archaeological Society:** No response received.
- 8.6 **London Underground:** No response received.

8.7 **Metropolitan Police:** Raise concern regarding the opening up of the estate via the 'green walkway' and noted that increased neighbourhood permeability could result in greater crime rates. Noted that the 'green walkway' should be fobbed, with access only for residents. Recommended that where public routes through the estate are provided, there should be sufficient lighting, CCTV and wayfinding for pedestrian safety. Requested the incorporation of a relevant planning condition upon any approval for the proposal to achieve Secured by Design (SBD) accreditation.

8.8 **Officer comment:** *The proposed 'green walkway' has been removed from the application.*
Thames Water: Regarding water, Thames Water advised that the development boundary falls within a Source Protection Zone for groundwater abstraction and encouraged the applicant to engage with the Environment Agency's approach to groundwater protection and to discuss the implication for their development with a suitably qualified environmental consultant.

Regarding waste, Thames Water advised that if the developer follows the sequential approach to the disposal of surface water then they would have no objection. Thames Water expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer and recommended an informative.

8.9 **Thornhill Square Association:** No response received.

8.10 **TfL Land Use Planning:** No response received.

8.11 **UK Power Networks:** No response received.

Internal Consultees

8.12 **Access and Inclusive Design Officer:** Welcomed the proposals to increase levels of accessibility across Old Barnsbury, however raised a number of queries regarding details of the proposed measures. It was agreed that these details could be provided via conditions.

Whilst the Council's Inclusive Design Officer confirmed general support for the proposals, they noted the lack of safe, secure, accessible cycle parking and that this is at odds with the general aim of increasing accessibility across the estate.

8.13 **Biodiversity Officer:** Confirmed general support for the scheme subject to further details of the proposed landscaping. Raised concerns at the low UGF score and the proposals to introduce meadow planting in publicly accessible areas. Noted that two bat roosts have been found on the estate, which is significant for Islington, and noted that nesting boxes to support the bat population should be provided.

8.14 **Building Control:** Raised no concerns, however raised a number of queries regarding the compliance of certain proposed features. The applicant confirmed that they would provide these details to Building Control once a manufacturer is confirmed. No further comments were received.

8.15 **Design and Conservation Officer:** Considers the works to largely constitute cyclical maintenance and although the proposals do not represent the highest quality design, they will undoubtedly provide for more amenable and efficient homes as a result of the new fenestration.

No objections were raised to the proposed new windows and door or the proposed balcony railings treatment.

Regarding the entrance lobbies, the officer noted that because the blocks remain accessed from the rear of the buildings as opposed to off the street, the entrances continue suffer from being located next to the parking areas, bins and bike stores. Regarding the refurbishment of the entrance lobbies, the officer noted that a utilitarian treatment is proposed which does not present a warm and welcoming return home. However, the officer also noted that given the poor quality and appearance of the existing entrances, their replacement is unlikely to represent a grounds of refusal.

The reduction to onsite car parking is welcomed, although noted that the levels of reduction, and reconfiguration of the spaces, are not sufficiently extensive to enable a significant greening of the estate or a meaningful increase in private and communal amenity space for residents.

The officer raised a number of concerns regarding the proposed boundary treatment, noting that the proposal to erect 1.5m high boundary walls directly facing the street edge deadens the public realm and presents a hostile and threatening pedestrian environment as a direct result. **Officer Comment:** *The applicant has omitted the fences and instead introduced plating to the rear of existing fencing, to which the Urban Design Officer raised no objections.*

The officer notes that the proposal makes reference to 'roof works' with few specifics. To ensure the character of Old Barnsbury is retained, the officer has requested that a condition be placed on any permission which requires the retention of the chimneys.

8.16 **Energy Officer:** No response:

8.17 **Highways Officer:** No response:

8.18 **Planning Policy Officer:** No response:

8.19 **Public Protection Officer:** Reviewed the proposals and raised no objections but requested the addition of conditions requiring details regarding the lighting scheme.

8.20 **Refuse and Recycling Officer:** Reviewed the proposals and raised no objections to the proposed development subject to further details of the refuse enclosures and site waste collection strategy being provided.

8.21 **Sustainability Officer:** Reviewed the proposals and welcomed the proposed drainage improvements, noting that they will have some impact on reducing the rate and volume of surface water discharging into the existing onsite drainage network but the reduction in runoff rates would not be significant. However, the officer confirmed that because the application relates only to external alterations to existing buildings, it is not required to achieve the standards in local policy relating to reducing runoff rates and attenuation storage. The officer requested that a condition be added to any permission to secure confirmation of the proposals and details of a SuDS maintenance plan.

The officer welcomed the introduction of double-glazed windows which will improve performance, energy efficiency and insulation.

The officer welcomed the proposals to improve biodiversity but requested further information regarding the meadow planting, green walls, and nesting boxes, to ensure they are successful.

8.22 **Tree Officer:** Reviewed the proposals and raised no objections but requested the addition of conditions requiring details regarding tree protection and tree planting.

9. RELEVANT STATUTORY DUTIES & DEVELOPMENT PLAN CONSIDERATION & POLICIES

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

National Guidance

9.2 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)).

9.3 National Planning Policy Framework 2021 (NPPF): Paragraph 10 states: "at the heart of the NPPF is a presumption in favour of sustainable development.

9.4 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

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

9.6 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.

9.7 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.

9.8 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.

- 9.9 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.
- 9.10 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.
- 9.11 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

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

Emerging Policies

- 9.13 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.
- 8.1 In line with the NPPF, Local Planning Authorities may give weight to relevant policies in emerging plans according to:
- the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
 - the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
 - the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).
- 8.2 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.
- 8.3 Emerging policies relevant to this application are set out below:

Policy PLAN1 Site appraisal, design principles and process
Policy SP2 Kings Cross and Pentonville Road
Policy H1 Thriving communities
Policy SC2 Play space
Policy G1 Green infrastructure
Policy G2 Protecting open space
Policy G4 Biodiversity, landscape design and trees
Policy G5 Green roofs and vertical greening
Policy S1 Delivering sustainable design
Policy S2 Sustainable design standards
Policy S4 Minimising greenhouse gas emissions
Policy S8 Flood risk management
Policy S9 Integrated water management and sustainable drainage
Policy T2 Sustainable transport choices
Policy T3 Car free development
Policy T4 Public realm
Policy T5 Delivery, servicing and construction
Policy DH1 Fostering innovation and conserving and enhancing the historic environment
Policy ST2 Waste

10. ASSESSMENT

- 10.1 Whilst this planning application constitutes a Major development due to the site area alone, there is no proposed uplift in floorspace, no additional homes, and no changes of use. Therefore, it is considered that the application does not give rise to any land use implications, nor is it considered that the application would be subject to any relevant planning obligations.
- 10.2 The main issues arising from this proposal relate to:
- Design and Conservation and Heritage Considerations
 - Landscaping
 - Ecology
 - Neighbouring Amenity
 - Accessibility
 - Transport
 - Sustainability
 - Quality of Accommodation

Design and Appearance

- 10.3 The National Planning Policy Framework states that the Government attaches great importance to the design of the built environment and that good design is a key aspect of sustainable development. All proposals for development in Islington are expected to be of good quality design, respecting their urban context in accordance with planning policy and guidelines.
- 10.4 London Plan Policy D3 states that development 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.' Policy D3 also states development should respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and 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.

- 10.5 Islington's Core Strategy Policy CS8 states that the scale of new development will reflect the character of a surrounding area. Policy CS9 states that high quality architecture and urban design are key to enhancing and protecting Islington's built environment, making it safer and more inclusive. Moreover, where areas of Islington suffer from poor layout, opportunities will be taken to redesign them by integrating new buildings into surviving fragments of historic fabric and by reconfiguring spaces based on streets and perimeter blocks, particularly in housing estates. Finally, the aim is for new buildings to be sympathetic in scale and appearance and to be complementary to the local identity.
- 10.6 Islington's Development Management Policy DM2.1 requires all forms of development to be of a high quality, incorporating inclusive design principles while making positive contributions to the local character and distinctiveness of an area, based upon an understanding and evaluation of its defining characteristics. All new developments are required to improve the quality, clarity and sense of space around or between buildings, reinforce and complement local distinctiveness and create a positive sense of place.
- 10.7 Policy DH1 (Fostering innovation while protecting heritage) of the Draft Islington Local Plan states that all development must be designed to be contextual, connected, sustainable and inclusive. Policy DH2 (Heritage assets) of the Draft Islington Local Plan outlines that Development within conservation areas and their settings must conserve and enhance the significance of the area and should be of a high quality.
- 10.8 Finally, Islington's Urban Design Guide (2017) provides guidelines and principles for good urban design.

Principle of Development

- 10.9 The site contains eight existing blocks of flats, a considerable amount of hardstanding, and limited play space and landscaping. No demolition of the existing buildings is proposed.
- 10.10 The buildings facing onto the site on the opposite side of Barnsbury Road are Grade II listed and the estate is bounded by the Barnsbury Conservation Area to the north, east, and south.
- 10.11 Historic England's guidance on the *Setting of Heritage Assets* notes that setting may include:
- Consideration of setting in urban areas, given the potential numbers and proximity of heritage assets, often overlaps with considerations both of townscape/urban design and of the character and appearance of conservation areas..... the numbers and proximity of heritage assets in urban areas mean that the protection and enhancement of setting is intimately linked to townscape and urban design considerations. These include the degree of conscious design or fortuitous beauty and the consequent visual harmony or congruity of development, and often relates to townscape attributes such as enclosure, definition of streets and spaces and spatial qualities as well as lighting, trees, and verges, or the treatments of boundaries or street surfaces*
- 10.12 The site is considered to form part of the setting of heritage assets, both the setting of individual assets (listed buildings), and the overall character and appearance of the historic streetscape and townscape hierarchy (the conservation area).
- 10.13 The proposed works include the replacement of windows and doors, upgraded balconies and boundary treatments, and landscaping works within the estate. It is considered that these works would not change the bulk, height, or massing of the buildings within Old Barnsbury, nor is it considered that the proposals would fundamentally change the character of Old Barnsbury or detrimentally impact the setting of the surrounding listed buildings and conservation area.

10.14 Noting that the proposals are intended to refurbish the existing buildings with a consistent approach, and given that there would not be a fundamental change to the scale and massing of the buildings, it is considered that subject to ensuring an acceptable design quality, the proposed works would not detract from the character and appearance of the conservation area or the setting of the adjacent Grade II Listed Buildings.

Replacement Windows and Doors

10.15 The original street facing windows on Old Barnsbury have all previously been replaced with white UPVC windows of an inconsistent design. This results in a number of different styles across the estate buildings and these bear no relationship to one another other than the size of overall opening. Additionally, the Old Barnsbury Estate buildings did not originally include balconies and the original windows to living spaces were retrofitted with white UPVC balcony doors in the early 2000s. The condition and performance of the existing windows and balcony doors are poor and contribute to a low level of design quality across the estate.



Image 7: Existing street-facing windows, balconies, and balcony doors

10.16 The application proposes to replace all street facing windows and balcony doors with double glazed, composite aluminium framed units in order to improve energy efficiency and insulation. The new windows have been designed to meet modern building regulations. They do not replicate what would have originally been timber sash windows, but the mullions are arranged to echo those of the original pattern. The windows are to be twin side hung with a lower fixed panel. They are to be recessed slightly to add depth and visual integrity to the façade.



Image 8: Proposed street-facing windows, balconies, and balcony doors

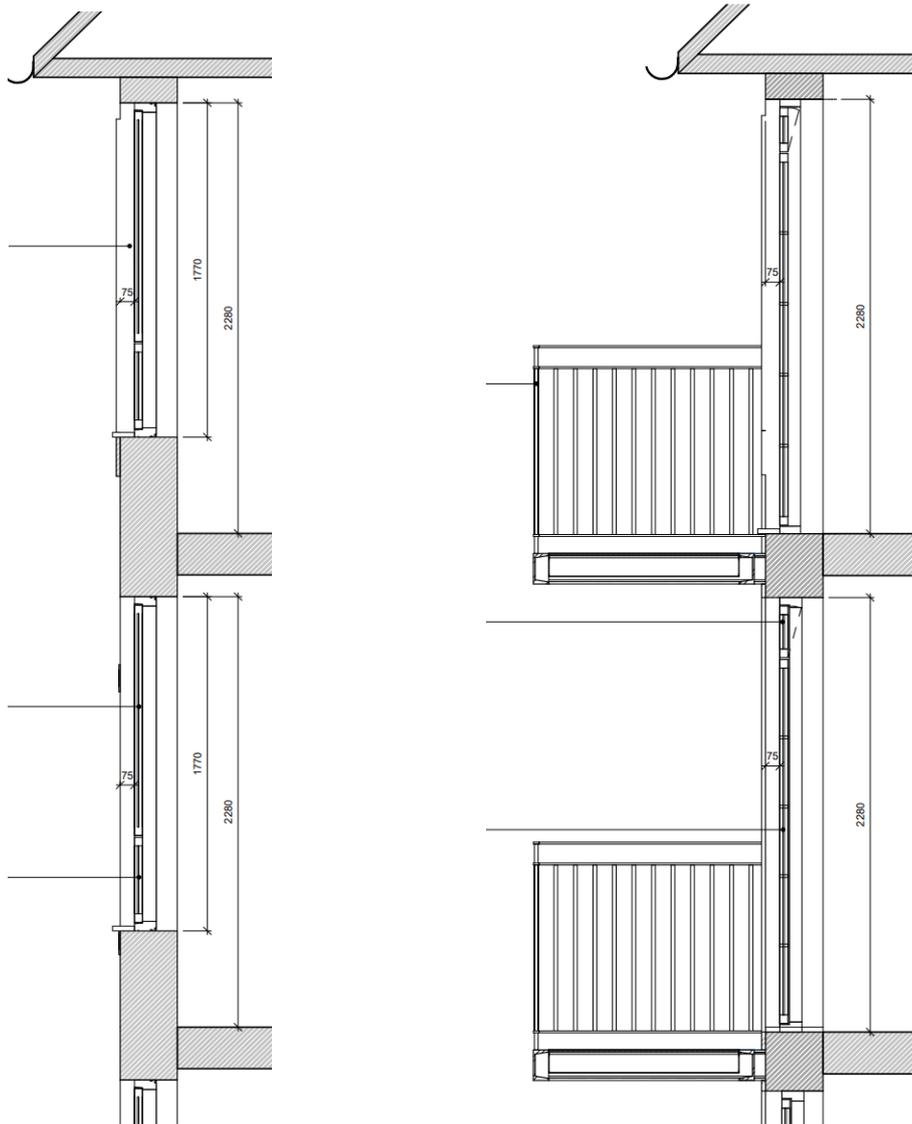


Image 9 and 10: Proposed street-facing window sections (left image) and proposed balcony door sections (right image)

10.17 The windows and balcony doors are to be double glazed aluminium composite, coloured dark green. The balcony railings are to remain unchanged although they will be painted to match the colour of the new balcony doors and windows.

10.18 Regarding window replacements, the Islington Urban Design Guide notes:

5.127 Where window replacement is sought in existing buildings, this should normally be done in the original style and materials... and applied universally across the elevation to ensure consistency.

5.130 Regardless of the framing material, replacement window design should deliver a context appropriate and refined profile that creates a satisfactory solid/void relationship between wall and window (glazed to unglazed area) and ensures sufficient daylight penetration to the interior of the building.

- 10.19 Whilst the proposed windows and balcony doors do not exactly match the original windows, the street-facing windows and balcony doors have been designed to reference the original window designs, whilst introducing a new slimmer window frame that allows for increased daylight penetration. Furthermore, the window design allows for compliance with building control regulations and increased energy performance. The proposed replacement windows and balcony doors would introduce a coherent design to the buildings across the estate and would also improve the setting of the listed buildings on Barnsbury Road and the Barnsbury Conservation Area.
- 10.20 Facing in to the estate, it is proposed to replace all windows and front doors. The existing windows which face into the estate are white UPVC and feature top openings of varying sizes to reflect function and size of room. The windows sit flush with the external wall and feature a thick frame which reduces the amount of potential daylight within.
- 10.21 It is proposed that the existing windows be replaced with aluminium composite windows with white frames to match the repainted brickwork inside. The proposed window frames are thinner than the existing, allowing for increased daylight penetration. Additionally, the proposed frames will feature an integrated ventilation fan to ensure that the kitchens and bathrooms they serve can function as intended.
- 10.22 The existing front doors are made of timber and there are a variety of different types and colours across the estate. It is proposed to replace all front doors with steel-faced composite doors. These doors feature a fanlight to allow for increased permeation of daylight and are to be provided in various complimentary colours. No objections are raised to the proposed new windows and doors facing into the estate and it is considered that they will result in more efficient homes with an increased level of residential amenity and greater coherence of design.

New Communal Entrances

- 10.23 Currently, the Old Barnsbury buildings are accessed from within the internal areas of the estate, meaning residents must navigate parking courts and bins and bike stores to access their homes. The application assesses the feasibility of moving the building entrances to the street side of the buildings in the Design and Access Statement but ultimately finds that it is not possible. Whilst it is regrettable that the opportunity has been missed to better address the estate's urban edge conditions whilst simultaneously greening spaces to the rear of the blocks for private and communal amenity, it is not unacceptable to keep the building entrances in their current position.
- 10.24 The applicant proposes to refurbish the existing entrance lobbies, replacing the existing doors and lighting, painting the canopies, and providing new signage and additional glazing. Currently, the building entrances have narrow windows which look defensive and unwelcoming. The proposals to introduce additional glazing to these entrances allows for increased natural surveillance and also allows more natural light into internal entrance foyers. Additionally, improved lighting and signage will aid in wayfinding on the estate and better materials will mean that the buildings perform more efficiently. However, despite this, it is considered that the proposed entrance lobbies have been subject to a utilitarian treatment more suited to an office building than to blocks of flats.
- 10.25 Whilst it is regrettable that a better design has not been proposed, the proposed communal foyers do provide 'logical, legible' entrances in line with Islington's Development Management Policy DM3.4. Further details of the proposed entrances, including details of signage, will be secured via Condition 5.



Image 11 – Existing entrances on the estate



Image 12 – CGI showing proposed communal entrance treatment

Boundary Treatment

- 10.26 When built, the Old Barnsbury Estate had communal gardens which faced on to the surrounding streets. Sometime after this, the communal gardens were converted into private gardens for ground floor residents. The surrounding streetscape has suffered as a result of the private gardens facing on to the street, with different approaches having been taken to boundaries to gardens, with many having added screening to the boundary railings for privacy. To create a more coherent boundary treatment and to increase security and privacy for ground floor residents, the applicant proposes to upgrade the boundary treatment of the street facing gardens across the Old Barnsbury Estate. Islington's Urban Design Guide notes the importance of active frontages and notes that:

5.55... Any boundary treatment should be designed in a manner that is appropriate to the existing street and should provide an open aspect.

- 10.27 The boundary treatment originally proposed by the applicant included the erection of 1.5m high boundary walls directly facing the street edge including to Charlotte Terrace, Copenhagen Street, and Barnsbury Road. It was considered that this approach would have had an unacceptable impact on the public realm, creating a hostile and threatening pedestrian environment as a direct result. The application has been subsequently amended to retain the characterful cast iron railing facing Charlotte Terrace, Copenhagen Street and Barnsbury Road and provide a hedge behind it. This boundary treatment was considered more acceptable by the Council's Design and Conservation Officer. Further details of the boundary treatment, and planting are recommended to be secured via a landscaping condition (No. 7).

Additional External Works

- 10.28 In addition to the external alterations, the applicant intends to carry out repair works to the roofs, brickwork, and access decks where needed. It is considered that these works of 'making good' do not require planning permission, however little detail has been provided as to what these repair works include and the extent to which they will be applied. The Council's Design and Conservation Officer notes that the Old Barnsbury Estate is characterised by its large, handsome and rhythmic chimneys. In order to ensure the protection of the chimneys, it is recommended that a condition (4) be added to any planning permission that requires the retention of these important features.

Assessment of Significance

- 10.29 As referenced above, the application property is adjacent to the Grade II Listed terraces on Barnsbury Road and is bounded by the Barnsbury Conservation Area. The Old Barnsbury Estate is on the other side of the road to the listed buildings and is not included within the boundaries of the conservation area.
- 10.30 In accordance with s66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the local planning authority has a duty in considering whether to grant planning permission for development which affects a listed building or its setting to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 10.31 Historic England's listing description confirms 16-62 Barnsbury Road as three storeys over basement, with attic dormers. The description identifies a number of features which contribute to its listing including sash windows, arched and radial glazing bars, and cast-iron railings.
- 10.32 Regarding the street-facing proposals contained within this application, it is considered that the proposal to replace the street-facing windows and balcony doors with new ones designed to

reference the original features of the Old Barnsbury buildings would be an improvement on the existing situation and an enhancement to the setting of the Grade II listed terrace houses and neighbouring conservation area. It is also not considered that the proposed changes to the boundary treatment of the street-facing gardens would cause harm to the setting of the listed buildings or conservation area.

Conclusion

- 10.33 Section 72 (1) of the of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Local Authority to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas.
- 10.34 Under s66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the local planning authority has a duty in considering whether to grant planning permission for development which affects a listed building or its setting to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. This is also the wording of the duty the local planning authority has when considering applications for listed building consent.
- 10.35 Given the above, the proposals are considered not to negatively impact the character and appearance of the surrounding conservation area or listed buildings. Whilst the proposed communal entrances do not represent high quality design, the proposed replacement windows reference the estate's original design and provide a coherent design to these characterful mansion block typologies. The proposed works will also undoubtedly provide for more amenable and efficient homes. The application therefore complies with the NPPF 2021, policies D4 and HC1 of the London Plan 2021, Policy CS8 and CS9 of the Islington Core Strategy 2011, policies DM2.1 and DM2.3 of the Islington Development Management Policies 2013, policies DH1 and DH2 of the Draft Islington Local Plan, and the guidance contained within the Urban Design Guide 2017.
- 10.36 Whilst the design proposals are supported in principle, further details of materials are recommended to be required by Condition 3.

Landscaping

- 10.37 Islington's Core Strategy Policy CS15 on open space and green infrastructure states that the council will provide inclusive spaces for residents and visitors and create a greener borough by protecting all existing local spaces, including open spaces of heritage value, as well as incidental green space, trees and private gardens. Development Management Policy DM6.5 and Emerging Local Plan policy G4 state that development should protect, contribute to and enhance the landscape, biodiversity and growing conditions of the development site and surrounding areas. Developments are required to maximise provision of soft landscaping, including trees, shrubs and other vegetation. Furthermore, developments are required to minimise any impacts on trees, shrubs and other significant vegetation. At the same time any loss of or damage to trees, or adverse effects on their growing conditions, will only be permitted where there are over-riding planning benefits.
- 10.38 Regarding open space, Development Management Policy DM6.3 states that development is not permitted on semi-private amenity spaces, including open space within housing estates and other similar spaces in the borough not designated as public open space, unless the loss of amenity space is compensated, and the development has over-riding planning benefits. Moreover, both Development Management Policies DM2.1 and DM8.4, and emerging Local Plan policy PLAN1, encourage greater permeability by improving movement through areas and seeking an improved pedestrian environment following Islington's 'Streetbook' SPD.

- 10.39 Old Barnsbury is currently dominated by car parking and hardstanding circulation space for cars. There is 4,712sqm of open space on the estate, of which 1,126sqm is semi-private communal garden managed by the community via the allotment club and only 379sqm is public open space. The remaining space is either inaccessible buffer planting or private gardens. Most of the private gardens face directly onto public areas with no buffer planting onto the surrounding roads causing privacy and security issues.
- 10.40 Old Barnsbury suffers from poor pedestrian permeability and accessibility is limited. This is a result of the estate being split across four levels with only stepped access connecting them. Each level is individually gated and a brick retaining wall divides them. The access gate between levels two and three has been permanently closed off and high fences close parts of the public realm off due to historic crime prevention measures.
- 10.41 The landscaping proposals involve the general greening of the estate, with the removal of 28 car parking spaces resulting in an uplift of 569sqm of open space. Landscaping interventions are proposed in the areas of hardstanding to create greener areas with greater amenity and biodiversity value which will allow for the estate open space to be better used and more pedestrian friendly.



Image 13: Proposed landscaping strategy

10.42 Looking at the landscape strategy in more detail, the removal of parking spaces to the south of the site creates space for a new shared courtyard in front of Berners House with a new area of doorstep play. Though the existing Bamsbury Road Park will remain largely the same size, new

planting, seating, and play features are proposed. At the request of residents, there are no proposals to change the community allotments, although the southern part of the space is to be opened up to all residents as part of proposals to increase residents' access to green spaces. The existing play area is enlarged and includes a rain garden and new planting. The improvements of pedestrian routes across the estate increase the estate's level of accessibility. New boundary treatments and biodiverse planting across the estate is also proposed. Additional greening is to be achieved via green roofs and vertical greening to the proposed new refuse stores where possible.

- 10.43 New hard landscaping is also proposed, with permeable surfaces being included at various locations across the estate. In addition, new seating is to be provided, including playable seating which will allow for informal play opportunities.
- 10.44 London Plan Policy G5 requires that all major development include urban greening as a fundamental element of site and building design. Part B of Policy G5 notes that, the Mayor recommends a target score of 0.4 for developments that are predominately residential. Paragraph 8.5.1 of the supporting text notes that urban greening measures are required in new development. Given that this application relates to external alterations to existing buildings and associated landscaping, with no planned demolition or uplift in floorspace, it is considered that the UGF score of 0.4 is not of great relevance. However, Core Strategy policy CS15, Development Management policy DM6.5, and emerging policies G1, G3, G4, and G5 promote the maximisation of opportunities to 'green' the borough and, as such, there is still an expectation that the applicant should achieve as high a UGF score as possible.
- 10.45 The submitted Landscaping Strategy notes that there is an existing Urban Greening Factor of 0.182 on the Old Barnsbury Estate. Taken together, the proposed landscaping works would lead to a UGF score of 0.241 – an uplift of 0.059. Whilst this uplift in UGF is welcomed, it is noted that the submitted Landscaping Strategy claims an additional 1000sqm of open space could be released in the future with the removal of more car parking. It is disappointing that this could not be proposed at this stage. Furthermore, concern is raised that 0.021 of the proposed UGF score comes from permeable paving which has no biodiversity benefits. Additionally, 0.039 of the UGF uplift comes from meadow planting and species-rich grassland, much of which is to be planted near play space and in areas intended as accessible open space. The Council's Ecology Officer and Sustainability Officer have both raised concern over this as this type of planting is delicate and, unless the meadow planting is fenced off, footfall from residents could damage the planting and result in any biodiversity benefits being lost. To ensure the urban greening factor is maximised, a minimum UGF of 0.241 shall be secured via condition (7), along with details of a landscaping management plan to ensure that all planting maintains its biodiversity value (8).
- 10.46 The proposed landscaping strategy results in an uplift of over 500sqm of open space, with biodiversity and SUDS improvements. Whilst it is regrettable that more car parking spaces could not be removed to provide further landscaping, the quality of the landscape strategy and the overall planning benefits derived from the proposal ensure that the application complies with Core Strategy Policy CS15 and Development Management Policy DM6.3. While the landscape strategy is supported in principle, further details would be required by condition (7) in the event of permission being granted to ensure that the final design of the landscaping is of the highest quality and properly implemented.

Pedestrian Improvements

- 10.47 As part of the proposed landscaping works, the applicant seeks to create new pedestrian routes through the estate, providing new accessible ramps and creating new links to the estate's green spaces. Originally, the applicant intended to provide a new east-west public link 'green walkway' through Old Barnsbury, linking the New Barnsbury Estate and Barnsbury Road, however this proposal was subject to objections from estate residents. This route would have opened up the

estate's Barnsbury Park on Barnsbury Road to the public, supporting local policy which seeks to open up areas of green space to the wider public in order to address the borough's open space deficiencies.

- 10.48 Following the Council's consultation, a petition with 136 signatures was received objecting to this route on the grounds of estate safety and anti-social behaviour. In response to this petition, the applicant has amended the proposals to omit the 'green walkway' and instead seeks to provide pedestrian improvements for estate residents whilst also opening up green spaces to all estate residents. These spaces are the allotments south of Berners House and 'Barnsbury Park' behind Corbet House, and they would be accessible to all Old Barnsbury residents via the use of fobs.
- 10.49 Whilst it is regrettable that the opening up of this route to the public is no longer proposed, it is acknowledged that due to the arrangement of the buildings around this particular space, it's wider public use could result in safety concerns. Currently, access to the area south of Samford House is restricted to members of the allotment club. By creating a residents-only route through this area, estate permeability and access to green space is improved for residents of Old Barnsbury.
- 10.50 Rather than the east-west route, which was objected to by residents, the applicant now proposes to improve an existing route through Old Barnsbury from Maygood Street in the south, to Copenhagen Street in the north. Currently, there are no step-free routes through Old Barnsbury. The proposals to improve this route includes the provision of new ramps which would make the existing pedestrian route accessible for all. As such, it is considered that in addition to increasing estate permeability for residents, the proposed pedestrian improvements would have the effect of increasing permeability for the public too. In addition, the new pedestrian routes are to be provided with permeable paving, and landscaping surrounding the routes will contribute to the wider greening of the estate and an improved pedestrian environment in line with local policy. Further details of the pedestrian improvements on the estate will be secured via Condition 19.

Play Space

- 10.51 Policy DM3.6 requires all housing development of more than 10 dwellings to make provision of play based on anticipated child yield. Emerging Local Plan Policy SC2 requires at Part (C) states 'all major residential development must make appropriate on-site provision for free to-use publicly accessible play space, which is suitable for children and young people of all ages and abilities. Provision must be proportionate to the anticipated increase in child population as a result of development proposals. All proposed provision of new play space within development sites must be designed in partnership with Islington Council, in line with any relevant best practice standards.'
- 10.52 Paragraph 3.167 notes in the supporting text for Policy SC2 that 'the Council will take into consideration the London Plan benchmark for 10sqm of play space to be provided per child as a starting point but it is recognised that in Islington's context, delivery at this level may not always be feasible.'
- 10.53 Using the GLA's Play Space Calculator with the existing units on the estate, there are an estimated 273.6 children on the estate, resulting in a requirement for 2735.9sqm of child play space as a minimum. However, as there is no increase in the number of units on the estate proposed, there is no requirement for the applicant to increase the play space provision
- 10.54 There is currently 213sqm of play space on the Old Barnsbury Estate. This play space is of a poor quality and underused with a lack of natural surveillance due to high fences and planting. The development proposal includes a total of 554sqm of play space – an uplift of 341sqm – which is achieved by expanding the size of the existing dedicated playspace and providing three

new doorstep play locations across the estate. It is noted that a pedestrian through-route takes up a considerable amount of the area considered play space, meaning the area of useable play space is less than the stated 554sqm. However, whilst this is the case and although 554sqm of play space falls well below the minimum child play space noted above, it is accepted that existing site constraints mean that providing further play space would prevent other commitments on the site from being achieved. In addition, Barnard Park has good quality play facilities and is less than 100m from the centre of Old Barnsbury. Further details of any playspace provided within the development would be required by Condition 7.



Image 14: Proposed play space showing pedestrian route through south-eastern corner

Trees

- 10.55 DM6.5 states that Developments must protect, contribute to and enhance the landscape, biodiversity value and growing conditions of the development site and surrounding area, including protecting connectivity between habitats. Emerging Local Plan Policy G4 states any loss of or damage to trees or other significant planting, or adverse effects on their growing conditions or survival, will only be permitted where it is demonstrably unavoidable in order to meet other relevant Local Plan policy requirements (as agreed with the Council). Developments are required to maximise the provision of soft landscaping, including trees, shrubs and other vegetation, and maximise biodiversity benefits, including through the incorporation of wildlife

habitats that complement surrounding habitats and support the council's Biodiversity Action Plan.

- 10.56 There are 130 individual trees, 8 shrub groups, 14 groups, and 2 hedges included in the submitted Arboricultural Impact Assessment. The proposal involves the removal of 2 low quality trees, a semi mature birch and an over-mature pyracantha in order to enable the development. It is also proposed that 3 stumps and 1 low quality group of topped laurels will be removed (category U).
- 10.57 All remaining trees will be retained and protected. The submitted Arboricultural Impact Assessment has been considered and assessed by the Council's Tree Preservation Officer who has accepted the assumptions and recommendations within it. All existing retained trees would be protected during the construction process to ensure their health and future growth and details of all works to trees will required by condition to ensure they meet required standards.
- 10.58 A total of 13 new trees will be planted, leading to a net gain of 11 trees on the estate. The planting of these trees would be required by the landscaping condition. The proposal increases the canopy cover overall on site. As such, the open space, landscape, and tree planting strategy is considered a qualitative enhancement. Whilst the proposed tree protection and tree planting details are supported in principle, further details shall be required via Conditions 11 and 12.

Ecology

- 10.59 Policy DM6.3 of the Islington Development Management Policies 2013 states that planning permission will not be given for any schemes which adversely affect designated SINCs of Metropolitan or Borough Grade I, Grade II or local importance. Part C of policy DM6.3 states that any other site of significant biodiversity value will be strongly protected. Emerging Local Plan Policy G4 states that all developments must 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.
- 10.60 The submitted Bat Survey notes that two roosts were found on the Old Barnsbury Estate, which the Council's Ecology Officer has advised is significant for Islington. As such, it will be necessary for the applicant to obtain a licence from Natural England before any works are carried out which may disturb the bats using these roosts. An informative has been added to remind the applicant of this. Additionally, as the roosts will be lost due to planned works, the Ecology Officer has advised that mitigation will be required in the form of bat boxes, landscape improvements and a sensitive lighting scheme.
- 10.61 To ensure that the proposed development complies with local policy, conditions will be added to the decision notice requiring details of nesting boxes (10), including locations and specifications, and also details of the lighting scheme (14) to ensure that it does not have an adverse impact on local wildlife. Additionally, the applicant will be required to address how biodiversity will be protected during the construction phase within the Construction Environment Management Plan (CEMP) required by Condition 6.

Neighbouring Amenity

- 10.62 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

- 10.63 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.
- 10.64 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.
- 10.65 Emerging Local Plan policy PLAN1 notes that all development must provide a good level of amenity, and should consider the impact of noise, disturbance, hours of operation, vibration, pollution (such as air, light and noise), fumes, overshadowing, overlooking, privacy, direct sunlight and daylight, over-dominance, sense of enclosure and outlook.
- 10.66 This application does not propose the addition or removal of any dwellings or window locations. While the proposals would result in existing fencing set behind railings to private amenity spaces being removed, the proposals include defensible-hedge planting to ensure these amenity spaces remain private.
- 10.67 A condition (6) is recommended to secure a construction environmental management plan to ensure impacts of construction are mitigated.
- 10.68 A condition (14) is also recommended requiring details of the proposed lighting throughout the estate. This will ensure that lighting levels are acceptable.
- 10.69 As such, it is not considered that the proposals would have any impact on overlooking or privacy, outlook or sense of enclosure, overshadowing, or daylight and sunlight levels.

Safety and Security

- 10.70 Development Management Policy DM2.1 and emerging Local Plan policy PLAN1 requires for developments to be safe and inclusive, enhance legibility with a clear distinction between public and private space and to include safety in design, such as access, materials and site management strategies. One of the key objectives of this proposal is to create a safe and secure environment for residents of the estate.
- 10.71 The application proposes a number of measures across the estate to enhance security and deter anti-social behaviour (ASB), including new CCTV and fob access to building entrances, a new lighting scheme, and the improvements to open space making a more welcoming space and improving natural surveillance. These features were welcomed by the Crime Prevention Officer and further details of security measures will be secured via condition 15.
- 10.72 The applicant's original proposal included a pedestrian route through the site. This was not supported by the Crime Prevention Officer and the applicant has subsequently omitted this from the proposals. Instead of creating a new publicly accessible route, the proposal would instead open up two previously inaccessible green spaces to estate residents; Barnsbury Road Park and the centrally located allotments. It is proposed that these spaces be gated and accessible only to residents via the use of fobs.
- 10.73 These gates would replace two existing gates with key access in similar locations. The use of fobbed access gates in these locations would not be contrary to the aims of local policy which seek to provide inclusive communities and improve the permeability and legibility of sites because these spaces were previously inaccessible. Furthermore, the addition of resident only gates was supported by the Crime Prevention Officer. It is therefore considered that the introduction of resident-only gates in these locations would provide an appropriate balance

between acknowledging the safety concerns of residents whilst improving estate permeability and the pedestrian experience.



Image 15: Existing and proposed gates across the estate

10.74 Whilst the addition of residents-only gates to the allotments and Bamsbury Road Park is supported, a condition (15) will be added any permission requiring details of an operational management plan which outlines gate maintenance, opening hours, fob access arrangements, and confirmation of which residents will have access to which areas of the estate.

Air Quality, Noise, Disturbance and Construction

- 10.75 In the event that permission is granted, approval would be on condition that construction impacts are suitably mitigated through the submission of and adherence to a Construction Environmental Management Plan secured via Condition 6.

Amenity Conclusion

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

Accessibility

- 10.77 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.
- 10.78 The Inclusive Design principles are set out within policy D5 of the London Plan which states that development proposals should achieve the highest standards of accessible and inclusive design. It should:
- 1) be designed taking into account London's diverse population;
 - 2) provide high quality people focused spaces that are designed to facilitate social interaction and inclusion;
 - 3) be convenient and welcoming with no disabling barriers, providing independent access without additional undue effort, separation or special treatment;
 - 4) be able to be entered, used and exited safely, easily and with dignity for all
 - 5) be designed to incorporate safe and dignified emergency evacuation for all building users. In all developments where lifts are installed, as a minimum at least one lift per core (or more subject to capacity assessments) should be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building.
- 10.79 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.
- 10.80 The Council's Inclusive Design SPD further sets out detailed guidelines for the appropriate design and layout of existing and proposed new buildings.
- 10.81 The Council's Inclusive Design Officer was consulted on the inclusive design principles of the proposal and confirmed general support for the proposed designs. The introduction of a new ramp and railings to create an accessible route through the estate is welcomed, as is the introduction of new signage and wayfinding measures.

- 10.82 Further details related to the scheme's accessibility, including details of the communal entrances, landscaping, cycle parking, refuse stores, and pedestrian/cyclist prioritisation, will be secured via conditions in the event of planning permission being granted.
- 10.83 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.

Highways and Transportation

Car Parking

- 10.84 Core Strategy Policy CS10 (Sustainable development), Part H, requires car free development. Development Management Policy DM8.5 (Vehicle parking), Part A (Residential parking) requires new homes to be car free, including the removal of rights for residents to apply for on-street car parking permits.
- 10.85 Draft Local Plan Policy T1: Enhancing the public realm and sustainable transportation requires that applicants must provide appropriate information to allow proper assessment of transport impacts and show how these impacts can be addressed. This policy goes on to state that all new development will be car-free, which will contribute to the strategic aim for a modal shift to sustainable transport modes.
- 10.86 Wheelchair accessible parking should be provided in line with Development Management Policy DM8.5 (Vehicle parking), Part C (Wheelchair accessible parking).
- 10.87 There are currently 85 car parking spaces on the estate, of which 76 are used by permit holders. It is proposed to retain 57 of these parking spaces, including the six existing spaces dedicated for blue badge holders. It is welcomed that the car parking spaces on the estate will be reduced in number in accordance with Islington's Development Management Policies, however it is noted that it is not specified where the accessible car parking spaces are to be provided. Details of the car parking rationalisation strategy and the locations of accessible car parking spaces shall be secured via Condition 18. Furthermore, a condition is recommended requiring a parking management plan to be submitted that would provide a strategy for making further improvements to the site at the point parking permits are relinquished.

Pedestrian/Cycle Improvements

- 10.88 Core Strategy Policy CS10 (Sustainable design), Part H seeks to maximise opportunities for cycling. Development Management Policy DM8.4 (Walking and cycling), Part D requires the provision of secure, sheltered, integrated, conveniently located, adequately lit, step-free and accessible cycle parking. Policy T2 of the emerging Local Plan promotes sustainable transport choices and requires all new developments to incentivise walking and cycling.
- 10.89 As the proposals do not include any uplift in units, there is no requirement to provide further cycle parking spaces.
- 10.90 Notwithstanding this, there is currently a lack of secure cycle parking on Old Barnsbury and residents lock bikes to fencing around the estate. 54 secure, sheltered bicycle parking spaces and 34 visitor bicycle parking spaces are proposed to be located across the estate, near the existing cores of each block. The number of secure cycle parking spaces proposed falls below the 528 spaces required by Policy T5 of the London Plan for new units, however, as noted above there is no policy requirement for the provision of these.
- 10.91 The proposed accessible cycle parking spaces are detailed as Sheffield stands outside of the secure bike sheds and no storage for mobility scooters and prams has been proposed. While

further provision of cycle parking would be preferable, it is accepted that there is limited space to provide secure cycle parking on Old Barnsbury due to existing site constraints and Newlon's commitment to maintaining car parking spaces for all permit holders. Furthermore, because no new units are proposed and there is no uplift in floorspace, planning policy relating to cycle parking requirements do not apply. Although the cycle parking strategy is supported in principle further details would be required by condition (16) in the event of permission being granted to ensure that the final design of the cycle parking is of the highest quality and meets inclusive design requirements.

- 10.92 The proposal provides an improved pedestrian environment by providing an enhanced definition between public and private space, and includes improved accessible access as well as safety and security measures. The enhancement of existing routes and spaces within Old Barnsbury provides an enhanced pedestrian environment.

Refuse and Recycling

- 10.93 London Plan Policy T7 states that seeks to ensure that development proposals facilitate safe, clean and efficient deliveries and servicing. Part C of Policy DM8.6 of Islington's Development Management Policies requires major developments to provide details of refuse and recycling collection, including locations for collection vehicles to wait and locations of refuse and recycling bin stores. Paragraph 5.2 of the Islington Street Environment Services 'Recycling and Refuse Storage Requirements' provides advice in relation to acceptable refuse and recycling provision for new residential units.
- 10.94 There are eight existing allocated refuse points within Old Barnsbury, although these are poorly located with issues of fly-tipping and non-compliant distances between bins and refuse collection points. The proposed works include reorganisation and enhancement of communal refuse storage to reduce bin drag distances. Bins will be provided within secure stores which are clearly visible and better integrated into the estate.
- 10.95 Currently, refuse bins are dragged from their locations within the estate to public highway for collection. It is proposed that this strategy is maintained. The refuse and recycling proposals have been reviewed by the Council's Waste Officer who confirmed that they have no objections to the proposals at this stage, however requested a condition (17) be added to secure details of the proposed refuse enclosures and a site waste management plan.

Construction Management

- 10.96 A Construction Management Plan will be required to demonstrate how the development would not result in congestion on the highway. The document will require details in accordance with the guidance of the Code of Construction Practice for Construction Sites (CoPCS).

Sustainability

- 10.97 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.

- 10.98 London Plan Policy SI2 stipulates that major developments should be net zero-carbon and that a detailed energy strategy should demonstrate how the zero-carbon target will be met. SI2 also says that major developments should achieve on-site carbon reductions of at least 35% beyond Building Regulations and where the zero-carbon target cannot be fully achieved on-site, the shortfall should be provided through a contribution to the borough's carbon offset fund. Policy SI4 states that major development proposals should demonstrate how they will reduce the potential for internal overheating and reliance on air conditioning. Policy SI13 states that developments should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible. There should be a preference for green over grey features and proposals for impermeable surfacing should be resisted unless they can be shown to be unavoidable.
- 10.99 All development is required to demonstrate that it has minimised onsite carbon dioxide emissions by maximising energy efficiency, supplying energy efficiently and using onsite renewable energy generation (CS10). Major 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 (CS10).
- 10.100 The Core Strategy also requires developments to address a number of other sustainability criteria such as climate change adaptation, SUDS, sustainable transport, sustainable construction and the enhancement of biodiversity. Development Management Policy DM7.1 requires for 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 and specifics are provided within Islington's Environmental Design SPD. Development Management Policy DM7.4 also requires major developments to comply with Islington's Code of Practice for Construction Sites and to achieve relevant water efficiency targets as set out in the BREEAM standards.
- 10.101 Whilst this application relates to a major development due to the site area, the proposals relate to external alterations only and there is no planned demolition, uplift in floorspace or changes to the accommodation schedule. As such, it would not be reasonable to meet all the sustainability requirements set out in local policy for major developments. Rather, all efforts have been made to ensure the proposals meet the sustainability requirements set out for all developments in the borough.

Replacement of Windows

- 10.102 It is proposed to replace all existing windows on the estate with new, double-glazed windows. It is understood that existing windows and balcony doors are in poor condition, leading to issues with usability, damp, condensation, heat loss and draughts. The proposal would improve the thermal efficiency of the flats within the estate, which is an environmental benefit and one which is encouraged by Core Strategy policy CS10, Development Management policy DM7.2 and Islington's Urban Design Guide
- 10.103 The existing window frames on the estate are uPVC, a material which has a high level of embodied carbon. It is proposed that the replacement window frames be made from aluminium composite. Aluminium composite frames, in addition to being more durable and requiring less maintenance than uPVC frames, have a lower embodied carbon than uPVC and can be recycled at the end of their lifetime.
- 10.104 The Urban Design Guide notes that 'the U-value of double-glazed windows is significantly lower than single glazing, regardless of framing materials' and as such, it should be considered that

double glazed aluminium framed windows can achieve the same level of thermal efficiency as uPVC framed windows.

10.105 Given the above assessment, the use of aluminium framed windows is considered to represent a marked improvement against the existing uPVC windows and would be in line with policy objectives which requires all developments to minimise the environmental impact of materials through use of sustainably sourced, low impact and recycled materials.

SUDS

10.106 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.

10.107 The application site is Flood Risk Zone 1 and therefore has a low probability of flooding from tidal or fluvial sources. In terms of SUDS, the applicant proposes the following features to provide interception of the first 5mm of rainfall:

- Small scale green roofs are proposed to new cycle and refuse stores across the Site
- Permeable / porous paving is proposed to replace impermeable surfacing on existing parking bays, footpaths, and public realm areas
- Rain gardens are proposed in existing low points within the landscaped areas where traditional gully/drainage inlets are currently used to drain surface water runoff. Rain gardens are also proposed to drain existing private road catchments where possible.

10.108 As noted above, due to the nature of the proposals, the Council's Sustainability Officer has confirmed that they do not consider it necessary for the application to achieve the standards set out in local policy relating to reducing runoff rates and attenuation storage. Nevertheless, these features are all welcomed, and it is considered that they would have some impact on reducing the rate and volume of surface water discharging into the existing onsite drainage network. To ensure that these proposals are effective, conditions will be added to the decision notice which requires confirmation of the proposals, details of a SuDS maintenance plan (9), and details of all proposed green roofs (13).

Other Matters

10.109 The submitted Design and Access Statement includes details of additional sustainability measures which may come forward in a future application. These proposals include adding insulation to the building walls, upgrading to triple glazed windows, introducing alternative heating and ventilation systems, and adding solar PV panels. These do not form part of the application and therefore cannot be considered here.

10.110 A number of representations have been received raising concerns over the consultation process and how results are reported. The applicant has submitted a Statement of Community Involvement which is a validation requirement but details the engagement undertaken. Notwithstanding this, notification of the planning application was undertaken in accordance with statutory requirements and the Islington Statement of Community Involvement.

10.111 Representations have been received which note that Newlon have not been carrying out cyclical works prior to this application being submitted. It is not considered that this is relevant to the consideration of this planning application.

10.112 Representations have been received which object to the lack of detail regarding the phasing of the proposed works. A phasing plan is included within the submitted Design and Access Plan. It is not considered that further details are required.

10.113 Representations have been received regarding the refurbishment works. The internal works do not form part of this application and it is not considered that these details are relevant to the consideration of this planning application.

11. SUMMARY AND CONCLUSION

Summary

11.1 The proposed new fenestration and doors at upper level are well-considered and respond sympathetically to the existing architecture on the estate and the adjacent conservation area. While concerns are raised regarding the design quality of the communal entrance doors, details are recommended to be secured by condition. The external works would result in more energy efficient buildings which would be a material benefit to residents and would support local policy which seeks to make developments as sustainable as possible.

11.2 The proposed landscaping improvements would result in a greener, more biodiverse estate with improved sustainable drainage. Improved pedestrian routes and new cycles stores, and the rationalisation of parking spaces across the estate, support local policy which promotes sustainable modes of transport such as walking and cycling. Additional security and lighting measures will ensure that Old Barnsbury is safer for residents and members of the public using the improved routes within the estate. Additional wayfinding and inclusive design improvements would mean that the estate is more accessible. The increased play provision is also considered a planning benefit.

11.3 For the reasons given above and explained in more detail in the assessment section of this report, the proposal is considered to be acceptable and in accordance with relevant planning policy and is therefore recommended for approval subject to conditions.

Conclusion

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

APPENDIX 1 – RECOMMENDATIONS

RECCOMENDATION A

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:

1	<p>COMMENCEMENT (3 YEAR CONSENT PERIOD)</p> <p>CONDITION: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.</p> <p>REASON: To comply with the provisions of Section 91(1) (a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).</p>
2	<p>APPROVED PLANS LIST</p> <p>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>OBE-PTE-ZZ-00-DR-A-10001 Rev. C1; OBE- PTE- ZZ-00-DR-A-10002 Rev. C1; OBE- PTE- ZZ-ZZ-DR-A-10300 Rev. C1; OBE- PTE- ZZ-ZZ-DR-A-10200 Rev. C1; OBE- PTE- VC-ZZ-DR-A-10300 Rev. C1; OBE- PTE- VB-ZZ-DR-A-10300 Rev. C1; OBE- PTE- VB-ZZ-DR-A-10301 Rev. C1; OBE- PTE- VO-ZZ-DR-A-10300 Rev. C1; OBE- PTE- VF-ZZ-DR-A-10300 Rev. C1; OBE- PTE- VF-ZZ-DR-A-10301 Rev. C1; OBE- PTE- VP-ZZ-DR-A-10300 Rev. C1; OBE- PTE- VR-ZZ-DR-A-10300 Rev. C1; OBE- PTE- VS-ZZ-DR-A-10300 Rev. C1; OBE- PTE- VS-ZZ-DR-A-10301 Rev. C1; OBE- PTE- VV-ZZ-DR-A-10300 Rev. C1; OBE- PTE- ZZ-ZZ-DR-A-10301 Rev. C1; OBE- PTE- ZZ-ZZ-DR-A-10201 Rev. C1; OBE- PTE- VB-ZZ-DR-A-10302 Rev. C1; OBE- PTE- VB-ZZ-DR-A-10303 Rev. C1; OBE- PTE- VC-ZZ-DR-A-10301 Rev. C1; OBE- PTE- VO-ZZ-DR-A-10301 Rev. C1; OBE- PTE- VF-ZZ-DR-A-10302 Rev. C1; OBE- PTE- VF-ZZ-DR-A-10303 Rev. C1; OBE- PTE- VP-ZZ-DR-A-10301 Rev. C1; OBE- PTE- VR-ZZ-DR-A-10301 Rev. C1; OBE- PTE- VS-ZZ-DR-A-10302 Rev. C1; OBE- PTE- VS-ZZ-DR-A-10303 Rev. C1; OBE- PTE- VV-ZZ-DR-A-10301 Rev. C1; OBE- PTE- ZZ-ZZ-DR-A-10400 Rev. C1; OBE- PTE- ZZ-ZZ-DR-A-10401 Rev. C1; OBE- PTE- VV-00-DR-A-10400 Rev. C1; 732-FH-OB-00-DP-L-101 Rev. B; 732-FH-OB-00-DP-L-201 Rev. B; 732-FH-OB-00-DP-L-301 Rev. B; 732-FH-OB-00-DP-L-401 Rev. B; 732-FH-XX-00-SK-L-501 Rev. A; 732-FH-XX-00-SK-L-502 Rev. A; 732FH-XX-00-DP-L-601; 500800-A101; 500800-A102; 500800-A103; 500800-A104.</p> <p>Cover Letter prepared by Lichfields, dated 22nd June 2022;</p> <p>Planning Statement prepared by Lichfields, dated June 2022;</p> <p>Planning Statement Addendum prepared by Lichfields, dated 11th November 2022;</p> <p>Design and Access Statement prepared by Pollard Thomas Edwards, dated 17th June 2022;</p> <p>732-FH-RP-02 – Landscape Statement prepared by Farrar Huxley, dated June 2022;</p> <p>732-FH-RP-03 Landscape Addendum prepared by Farrar Huxley, dated November 2022;</p> <p>SHA 769 Arboricultural Impact Assessment Report prepared by Sharon Hosegood Associates, dated June 2022;</p> <p>SHA 769 Arboricultural - Tree Survey prepared by Sharon Hosegood Associates, dated 21st March 2022;</p> <p>SHA 769 TSP Rev.B – Tree Survey Plan prepared by Sharon Hosegood Associates, dated 31st March 2022;</p> <p>Statement of Community Involvement prepared by Newlon Housing Trust, dated June 2022;</p> <p>Statement of Community Involvement – Appendices prepared by Newlon Housing Trust, dated June 2022;</p>

	<p>Statement of Community Involvement Addendum prepared by Newlon Housing Trust, dated November 2022; Preliminary Ecological Appraisal prepared by Greengage, dated June 2022; Biodiversity Impact Assessment prepared by Greengage, dated June 2022; Bat Survey Report prepared by Greengage, dated June 2022; Lighting Assessment prepared by Light Follows Behaviour, dated June 2022; Flood Risk Assessment and Surface Water Drainage Strategy Rev.2 prepared by Stantec, dated 20th June 2022.</p> <p>REASON: To comply with Section 70(1) (a) of the Town and Country Act 1990 as amended and the Reason for Grant and also for the avoidance of doubt and in the interest of proper planning.</p>
3	MATERIALS (DETAILS)
	<p>CONDITION: Details and samples of all facing materials shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on site. The details and samples shall include:</p> <ul style="list-style-type: none"> a) Window, balcony doors and front door treatment (including sections and reveals); b) Communal entrances; c) Boundary treatments; d) Any other materials to be used. <p>The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter into perpetuity.</p> <p>REASON: In the interest of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard and preserves the character and appearance of the surrounding area.</p>
4	RETENTION OF CHIMNEY STRUCTURES (COMPLIANCE/DETAILS)
	<p>CONDITION: Notwithstanding the plans hereby approved, no changes to the chimney structures at the site shall be permitted unless otherwise approved in writing by the local planning authority.</p> <p>REASON: In the interest of preserving the character and appearance of the surrounding area.</p>
5	COMMUNAL ENTRANCES (DETAILS)
	<p>CONDITION: Notwithstanding the plans hereby approved, details of all communal entrances shall be submitted and approved in writing by the Local Planning Authority prior to the installation of any new windows. These details shall include scaled elevation drawings, details of signage, details of inclusive design features, and confirmation of location of control panels.</p> <p>A contrast of 15 LRV points shall be provided between door frames and the doors. All signage will also achieve a contrast of 30 LRV points.</p> <p>The communal entrances shall be implemented strictly in accordance with the details approved prior to the completion of works and shall be maintained as such thereafter.</p> <p>REASON: To ensure that the resulting appearance and construction of the development is of a high standard, preserves the character and appearance of the surrounding area, and ensures the development is accessible.</p>

6	CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (DETAILS)
	<p>CONDITION: A Construction Environmental Management Plan assessing the environmental impacts (including (but not limited to) highways impacts, biodiversity, noise, air quality including dust, smoke and odour, vibration and TV reception) of the development (including demolition) shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing at the site.</p> <p>The report shall assess impacts during the construction phase of the development on nearby residents and other occupiers together with means of mitigating any identified impacts.</p> <p>The development shall be carried out strictly in accordance with the details so approved and no change therefrom shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: In the interests of residential amenity, highway safety and the free flow of traffic on streets, and to mitigate the impacts of the development on biodiversity. The imposition of this prior to commencement planning condition is considered necessary to prevent commencement of works until the requirements have been met because the timing of compliance is fundamental to the decision to grant planning permission.</p>
7	LANDSCAPING (DETAILS)
	<p>CONDITION: 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 the completion of the installation of windows on the final block or five years after the decision date, whichever is sooner. The scheme shall include the following details:</p> <ul style="list-style-type: none"> a) existing and proposed underground services and their relationship to both hard and soft landscaping; b) proposed trees: their location, species, size and section showing rooting area; c) soft plantings: including grass and turf areas, vertical greening, shrub and herbaceous areas; d) topographical survey: including earthworks, ground finishes, top soiling with both conserved and imported topsoil(s), levels, drainage and fall in drain types; e) enclosures and boundary treatment: including types, dimensions and treatments of walls, fences, screen walls, barriers, rails, retaining walls and hedges; f) hard landscaping: including ground surfaces, kerbs, edges, ridge and flexible pavings, unit paving, furniture, steps and if applicable synthetic surfaces; g) inclusive design principles adopted in the landscaped features; h) wayfinding and signage, including a map showing accessible routes; i) all playspace equipment and structures; j) scaled elevations of all gate structures on the estate; and k) any other landscaping feature(s) forming part of the scheme. <p>The submitted details shall show that the landscaping scheme will achieve an Urban Greening Factor of at least 0.241.</p> <p>All landscaping in accordance with the approved scheme shall be completed / planted during the first planting season following practical completion of the development hereby approved in accordance with the approved planting. The landscaping and tree planting shall have a two year maintenance / watering provision following planting and any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of completion of the development shall be replaced with the same species or an approved alternative to the satisfaction of the Local Planning Authority within the next planting season.</p>

	<p>The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: In the interest of biodiversity, sustainability, playspace and to ensure that a satisfactory standard of visual amenity is provided and maintained.</p>
8	LANDSCAPING MAINTENANCE PLAN
	<p>CONDITION: Prior to the commencement of the landscaping works hereby approved, a maintenance plan for the proposed landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The maintenance plan shall include (but shall not be limited to) details of how the following landscaping features shall be maintained:</p> <ul style="list-style-type: none"> - Meadow planting - Vertical greening - Boundary hedges <p>REASON: In the interest of biodiversity value and visual amenity of the landscaping scheme is maintained.</p>
9	SUSTAINABLE DRAINAGE (DETAILS)
	<p>CONDITION: A detailed Sustainable Urban Drainage System (SUDS) scheme inclusive of detailed implementation and a maintenance and management plan of the SUDS scheme shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of landscaping works. Those details shall include:</p> <ul style="list-style-type: none"> (i) a timetable for its implementation, and (ii) a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. <p>The submitted details shall include the scheme's peak runoff rate and storage volume.</p> <p>The scheme shall thereafter be managed and maintained in accordance with the approved details.</p> <p>REASON: To ensure that sustainable management of water and minimise the potential for surface level flooding.</p>
10	NESTING BOXES (DETAILS)
	<p>CONDITION: Details of swift and bat nesting boxes/bricks shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of landscaping works or five years after decision date, whichever is sooner.</p> <p>The submitted details shall show that the proposed nesting box strategy adequately replaces any habitats lost as a result of works on the estate.</p> <p>The nesting boxes/bricks shall be provided strictly in accordance with the details so approved, installed prior to the completion of works.</p> <p>REASON: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity.</p>

<p>11</p>	<p>TREE PROTECTION (DETAILS)</p> <p>CONDITION: Prior to commencement of any development at the site, 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> <ul 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 <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.</p>
<p>12</p>	<p>TREE PLANTING (DETAILS)</p> <p>CONDITION: prior to the commencement of landscaping works, full details of all proposed tree planting shall be submitted to and approved in writing by the Local Planning Authority. This will include planting and maintenance specifications, including cross-section drawings, use of guards or other protective measures and confirmation of location, species and sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times.</p> <p>Any trees that are found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping</p>

	<p>scheme (whichever is later), shall be replaced in the next planting season by specimens of similar size and species in the first suitable planting season.</p> <p>REASON: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990 to safeguard and enhance the amenity of the area, to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality.</p>
13	<p>GREEN/BROWN BIODIVERSITY ROOF (DETAILS)</p> <p>CONDITION: Prior to the commencement of landscaping works, details of the biodiversity (green/brown) roofs shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The green/brown roof shall:</p> <ol style="list-style-type: none"> Be biodiversity based with extensive substrate base (depth 80 -150mm); Contribute towards a 50% reduction in surface water run-off; and Be planted/seeded with a mix of species within the first planting season following the practical completion of the building works (the seed mix shall be focused on wildflower planting, and shall contain no more than a maximum of 25% sedum). <p>The biodiversity (green/brown) roofs should be maximised across the site and shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.</p> <p>The biodiversity roof(s) shall be carried out strictly in accordance with the details as approved, shall be laid out within 3 months of next available appropriate planting season after the construction of the building it is located on and shall be maintained as such thereafter.</p> <p>REASON: To ensure the development provides the maximum possible provision towards creation of habitats, valuable areas for biodiversity and minimise run-off.</p>
14	<p>LIGHTING PLAN (DETAILS)</p> <p>CONDITION: Full details of the lighting across the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of landscaping works.</p> <p>The details shall include the location and full specification of: all lamps; light levels/spill lamps, floodlights, support structures, hours of operation and technical details on how impacts on bat foraging will be minimised. The lighting measures shall be carried out strictly in accordance with the details so approved, shall be installed prior to the completion of works and shall be maintained as such thereafter.</p> <p>REASON: To ensure that any resulting general or security lighting is appropriately located, designed do not adversely impact neighbouring residential amenity and are appropriate to the overall design of the buildings as well as protecting the biodiversity value of the site.</p>
15	<p>SECURITY MEASURES (Details)</p> <p>CONDITION: Details of the site wide general safety and security measures shall be submitted to and approved in writing by the Local Planning Authority prior to the installation of any new gates.</p> <p>The details shall include the location and full specification of all proposed security measures, including (but not limited to):</p> <ul style="list-style-type: none"> - Timing of gate closures

	<ul style="list-style-type: none"> - Fob-access gates; - CCTV; - Security lighting. <p>The details shall also include an operational management plan detailing proposed maintenance measures, opening hours of gates, fob access arrangements, and confirmation of which residents will have access to which areas of the estate.</p> <p>REASON: In the interest of safety and security, to ensure the measures are appropriately located and to ensure that a satisfactory standard of visual amenity is provided and maintained.</p>
16	CYCLE PARKING (DETAILS)
	<p>CONDITION: Notwithstanding the approved plans, details of the bicycle storage, including details of accessible cycle storage, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of landscaping works. The approved bicycle stores shall be provided prior to the completion of works and shall be maintained as such thereafter.</p> <p>REASON: To ensure adequate cycle parking is available and easily accessible on site, to promote sustainable modes of transport and to secure the high quality design of the structures proposed.</p>
17	REFUSE AND RECYCLING (DETAILS)
	<p>CONDITION: Details of the site-wide waste strategy for the development shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of landscaping works. The details shall include:</p> <ol style="list-style-type: none"> a) the layout, design, inclusive design measures, and appearance (shown in context) of the dedicated refuse/recycling enclosure(s); b) a site waste management plan outlining how refuse collections will take place. <p>The development shall be carried out and operated strictly in accordance with the details and waste management strategy so approved. The refuse enclosures shall be erected prior to the completion of works and shall be maintained as such thereafter.</p> <p>REASON: To secure the necessary physical waste enclosures to support the development and to ensure that responsible waste management practices are adhered to.</p>
18	CAR PARKING (DETAILS)
	<p>CONDITION: Details of a car parking rationalisation strategy shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of landscaping works.</p> <p>The strategy shall show a reduction of at least 28 parking spaces on the estate and shall detail how car parking spaces have been minimised to allow for the maximisation of landscaping across the estate. The details shall also demonstrate how sufficient accessible parking has been provided where it is required.</p> <p>REASON: In the interest of maximising the available space for landscaping.</p>
19	WALKING AND CYCLING (DETAILS)
	<p>CONDITION: Notwithstanding the plans hereby approved, further details of how priority will be given to walking and cycling shall be submitted to and approved in writing by the Local</p>

	<p>Planning Authority prior to the commencement of landscaping works or five years after decision date, whichever is sooner.</p> <p>The details shall include arrangements for the pedestrian routes through the estate, will demonstrate how pedestrian safety will be prioritised in car parking areas, and will demonstrate that opportunities to widen footways have been fully explored. The development shall be constructed strictly in accordance with the details so approved, shall be maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: To ensure adequate provision for pedestrians and cyclists, to promote sustainable modes of transport and to secure the high-quality, inclusive design of the infrastructure proposed.</p>
--	--

List of Informatives:

1	Construction works
	<p>INFORMATIVE: Noise from construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Pollution Team, Islington Council, 222 Upper Street London N1 1XR (Tel. No. 020 7527 3258 or by email pollution@islington.gov.uk) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.</p>
2	Highways Requirements
	<p>INFORMATIVE: Compliance with sections 168 to 175 and of the Highways Act, 1980, relating to "Precautions to be taken in doing certain works in or near streets or highways". This relates, to scaffolding, hoarding and so on. All licenses can be acquired through streetworks@islington.gov.uk. All agreements relating to the above need to be in place prior to works commencing. Can be gained through streetworks@islington.gov.uk. Section 50 license must be agreed prior to any works commencing. 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 (Additional)
	<p>The Public footpath should not be obstructed at site entrances during construction.</p>
4	Tree Works
	<p>INFORMATIVE: The following British Standards should be referred to:</p> <ul style="list-style-type: none"> a. BS: 3998:2010 Tree work – Recommendations b. BS: 5837 (2012) Trees in relation to demolition, design and construction – Recommendations.
5	Thames Water: Source Protection Zone
	<p>The development boundary falls within one of Thames Water's Source Protection Zone for groundwater abstraction. You are encouraged to read the Environment Agency's approach to groundwater protection (available at https://www.gov.uk/government/publications/groundwater-protection-position-</p>

	statements) and to engage a suitably qualified environmental consultant to discuss the implication of this on the hereby approved development.
6	Thames Water: Groundwater Risk Management
	A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Thames Water expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk . Application forms should be completed on line via www.thameswater.co.uk . Please refer to the Wholesale; Business customers; Groundwater discharges section.
7	Internal Works
	The proposed internal works should not prevent any of the works outlined on page 87 of the hereby approved Design and Access Statement, which aim to help the estate achieve net zero status, from being carried out in the future.
8	Bats
	The submitted Bat Survey notes that two roosts were found on the Old Barnsbury Estate, which is significant for Islington. It will be necessary to obtain a licence from Natural England before any works are carried out which may disturb the bats using these roosts.

APPENDIX 2 - RELEVANT DEVELOPMENT PLAN POLICIES AND GUIDANCE

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

1. National and Regional Guidance

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

- NPPF (2021)

2. Development Plan

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

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

Policy GG1 Building strong and inclusive communities

Policy GG3 Creating a healthy city

Policy GG6 Increasing efficiency and resilience

Policy D3 Optimising site capacity through the design-led approach

Policy D4 Delivering good design

Policy D5 Inclusive design
Policy D6 Housing quality and standards
Policy D8 Public Realm
Policy D11 Safety, security and resilience to emergency
Policy H8 Loss of existing housing and estate redevelopment
Policy S4 Play and informal recreation
Policy G4 Green infrastructure
Policy G4 Open Space
Policy G5 Urban greening
Policy G6 Biodiversity and access to nature
Policy G7 Trees and woodlands
Policy SI1 Improving air quality
Policy SI2 Minimising greenhouse gas emissions
Policy SI3 Energy infrastructure
Policy SI12 Flood risk management
Policy SI13 Sustainable drainage
Policy T1 Strategic approach to transport
Policy T2 Healthy Streets
Policy T4 Assessing and mitigating transport impacts
Policy T5 Cycling
Policy T6 Car Parking
Policy T6.1 Residential parking
Policy T7 Deliveries, servicing and construction

B) Islington Core Strategy 2011

Policy CS6 (King's Cross)
Policy CS8 Enhancing Islington's Character
Policy CS9 Protecting and enhancing Islington's built and historic environment
Policy CS10 Sustainable design
Policy CS11 Waste
Policy CS12 Meeting the Housing Challenge
Policy CS15 (Open Space and Green Infrastructure)
Policy CS16 (Play Space)
Policy CS18 Delivery and infrastructure

C) Development Management Policies June 2013

Policy DM2.1 Design
Policy DM2.2 Inclusive Design
Policy DM2.3 Heritage
Policy DM3.4 Housing Standards
Policy DM3.5 Private Outdoor Space
Policy DM6.1 Healthy development
Policy DM3.6 Play space
Policy DM6.2 New and improved public open space
Policy DM6.3 Protecting open space
Policy DM6.5 Landscaping, trees and biodiversity
Policy DM6.6 Flood prevention
Policy DM7.1 Sustainable Design and Construction
Policy DM8.1 Movement hierarchy
Policy DM8.2 Managing transport impacts
Policy DM8.4 Walking and Cycling

Policy DM8.5 Vehicle Parking

Policy DM8.6 Delivery and servicing for new developments

Policy DM9.3 Implementation

3. Designations

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

- Core Strategy Key Areas (Kings Cross)

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

The following SPGs and/or SPDs are relevant:

London Plan – Accessible London (2016), Character and Context (2014), Public London Charter (2021), Housing (2016), Housing Design Standards (2022), Optimising site capacity: A design-led approach (2022), Play and Informal Recreation (2012), Urban Greening Factor (2021), Sustainable Transport, Walking and Cycling guidance (2021).

Local Plan – Environmental Design (2012), Inclusive Design (2014), Inclusive Landscape Design (2010), Urban Design Guide (2017), Streetbook (2012), Regenerating Kings Cross (2005).

5. Emerging Policies

Draft Islington Local Plan (2019)

Emerging policies relevant to this application are set out below:

Policy PLAN1 Site appraisal, design principles and process

Policy SP2 Kings Cross and Pentonville Road

Policy H1 Thriving communities

Policy SC2 Play space

Policy G1 Green infrastructure

Policy G2 Protecting open space

Policy G4 Biodiversity, landscape design and trees

Policy G5 Green roofs and vertical greening

Policy S1 Delivering sustainable design

Policy S2 Sustainable design standards

Policy S4 Minimising greenhouse gas emissions

Policy S8 Flood risk management

Policy S9 Integrated water management and sustainable drainage

Policy T2 Sustainable transport choices

Policy T3 Car free development

Policy T4 Public realm

Policy T5 Delivery, servicing and construction

Policy DH1 Fostering innovation and conserving and enhancing the historic environment

Policy ST2 Waste