

**PLANNING COMMITTEE REPORT**

 Development Management Service  
 Planning and Development Division  
 Community Wealth Building Department

<b>PLANNING SUB COMMITTEE B</b>		<b>B3</b>
<b>Date:</b>	<b>15<sup>th</sup> December 2022</b>	

Application number	P2021/2502/FUL
Application type	Full Planning Application
Ward	Barnsbury
Listed building	Adjacent to Grade II Listed Buildings (along Bewdley Street and Brooksby Street)
Conservation area	Barnsbury Conservation Area and Article 4 Direction
Development Plan Context	Mayors Protected Vistas (Alexandra Palace viewing terrace to St Paul's) Cycle Routes (Local) Article 4 Directions (A1-A2 (Rest of Borough) and B1(c) to C3)
Licensing Implications	None
Site Address	Garage 12a Brooksby Mews London N1 1EZ
Proposal	Change of use to Class E(g) for the provision as an Architect's studio. Replacement of existing single glazed aluminium framed windows and single door, with enlarged double glazed aluminium framed windows and double doors

Case Officer	Daniel Jeffries
Applicant	Mr Madhav Kidao
Agent	Mr Madhav Kidao

**1. RECOMMENDATION**

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

**2. SITE PLAN (site outlined in red)**



**Image 1 – Site Location Plan**

**3. PHOTOS OF SITE/STREET**



**Image 2 - Aerial View of Site**



**Image 3 – Street view photo facing towards entrance to Brooksby Mews from Brooksby Street**





**Image 4** – Panoramic photo showing entrance to Brooksby Mews and looking West along Brooksby Mews



**Image 5:** Photo of existing application site building

#### **4. SUMMARY**

- 4.1 The application seeks planning permission for the change of use to Class E(g) for the provision as an Architect's studio. The physical works are for the replacement of existing single glazed aluminium framed windows and a single door with enlarged double glazed aluminium framed windows and double doors.
- 4.2 Following an investigation by the Council's Planning Enforcement Team (Ref. E/2020/0115) an Enforcement Notice was served by the Council on 5<sup>th</sup> June 2020 relating to the change of use to a motorbike repairs, servicing, recovery, and associated activities garage and motorbike and accessories shop (Sui Generis use). The Notice was subsequently appealed but was withdrawn on 10<sup>th</sup> February 2021 prior to the appeal being determined. The notice then became effective on this date and the recipients had three months to comply with its requirements. A site visit on 12<sup>th</sup> May 2021 confirmed that the use had ceased, and the Enforcement Notice complied with. This application was then submitted.

- 4.3 The Council considers that the host building is likely to have a Nil use. This means that the site does not have a use and therefore any proposed use at all requires planning permission. Therefore, the acceptability in land use terms is whether the introduction of a commercial use in the form of office accommodation would be appropriate, and no assessment is made for a use 'lost'. It is considered that the nature of 'offices', 'research and development' and 'industrial processes' within Class E should be acceptable on this site, as by definition within the Town and Country Planning (Use Classes)(Amendment) Regulations 2020 such uses have to be able to be 'carried out in a residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit'.
- 4.4 An unrestricted Class E use would not be appropriate at the site given its proximity to residential properties and the lack of information to demonstrate that these other uses would not result in unacceptable harm to neighbouring occupiers or have transport impacts.
- 4.5 The proposal is considered to meet the statutory tests of preserving the visual appearance and historic character of the setting of the heritage assets of Barnsbury Conservation Area and the setting of the listed buildings. The proposed alterations are considered to be relatively minor and would be in keeping with the host building and wider area. The proposal is considered to be in accordance with policies D4 and HC1 of London Plan (2021), CS8 and CS9 of Islington Core Strategy (2011) and DM2.1 and DM2.3 of Development Management Policies (2013) and acceptable in design terms.
- 4.6 The proposal is not considered to result in any significant amenity issues to the occupiers of neighbouring properties, in terms of loss of daylight/sunlight, outlook, noise or privacy. Conditions are recommended to control the hours of use. It is therefore considered to accord with policy DM2.1Ax of Development Management Policies (2013).
- 4.7 The proposal is considered to have an acceptable impact on the local highway network. The proposal would be carfree, would provide cycle storage and the site is located within an area with very good public transport links. Therefore, subject to several conditions and matters secured by legal agreement the proposal is considered compliant with policy CS10 of Islington Core Strategy (2011) and policies DM8.2, DM8.4 and DM8.5 of Development Management Policies (2013).

## **5. SITE AND SURROUNDING**

- 5.1 The application site is located on the southern side of Brooksby Mews, which is an alleyway accessed via Brooksby Street to the south, between the rear gardens associated with the residential properties along Brooksby Street and Bewdley Street. The application site which is located immediately to north of the rear gardens of no's 26 to 32 Brooksby Mews, comprises of a single storey building, with several similar sized building along the mews. The surrounding streets consist of terraced residential properties.
- 5.2 The site is located within the Barnsbury Conservation Area and is within the setting of several Grade II Listed Buildings (along Brooksby Street and Bewdley Street).

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

- 6.1 The application seeks planning permission for the change of use of the unit to Class E(g) for the provision as an Architect's studio. The proposal also includes the replacement of existing single glazed aluminium framed windows and single door, with enlarged double glazed aluminium framed windows and double doors.
- 6.2 The application has been submitted following an investigation by the Council's Planning Enforcement Team (Ref. E/2020/0115) relating to the use of the building. Following this investigation, an Enforcement Notice was served by the Council on 5<sup>th</sup> June 2020 relating to the change of use to a motorbike repairs, servicing, recovery, and associated activities garage and motorbike and accessories shop (sui generis). The Notice was subsequently appealed but was withdrawn on 10 February 2021 prior to the appeal being determined. The notice then became effective on this date and the recipients had three months to comply with

its requirements. A site visit on 12 May 2021 confirmed that the use had ceased and the Enforcement Notice complied with. This application for a new use was then subsequently submitted.

## 7. RELEVANT HISTORY

### PLANNING APPLICATIONS:

#### 7.1 Garages 9-12 Brooksby Mews

Application Number	Development Description	Decision	Decision Date
900063	Car repair workshop	Granted Certificate of Established Use	18/01/1990
P2017/4315/PRA	Prior approval for change of use from a motor vehicle repair garage (Use Class B2) to Residential (C3)	Refused	19/12/2017

#### 7.2 6, 7 and 8 Brooksby Mews

Application Number	Development Description	Decision	Decision Date
P2022/1320/FUL	Alterations to existing 3 no. garages (no's 6, 7 and 8) including replacement of existing doors, brick piers and roof, and associated internal and external alterations	Approved	21/07/2022

### ENFORCEMENT:

#### 7.3 12a Brooksby Mews

Application Number	Development Description	Decision	Decision Date
E/2019/022	Alterations to garage including the insertion of windows and possible change of use to residential	Case closed	11/07/2019
E/2020/011	Change of use to a motorbike repairs, servicing, recovery, and associated activities garage and motorbike and accessories shop (sui generis).	Enforcement Notice served	05/06/2020

7.4 During the enforcement investigation in 2020, it was established that around 1991 a further change of use had occurred to 10/12 Brooksby Mews to a mixed residential, car repair and car storage use (sui generis). This mixed use became immune from enforcement action by virtue of it being used, thereafter, in excess of 10 years, which during court proceedings relating to an adverse possession claim, was understood to have continued to at least 2017. The lawful use of the property thus became a mixed C3, B2 and B8 use (sui generis) prior to the subsequent change of use (in 2019) to the unauthorised motorbike repairs, servicing, recovery, and associated activities garage and motorbike and accessories shop (Sui Generis)

## PRE-APPLICATION:

7.5 Q2021/1414/MIN - The pre-application proposal put forward for comment was for (officer's description) a 'Change of use to provide office (Class E) floorspace'.

7.6 Council Officers advised the following:

- Whilst the proposed use as offices would be acceptable in land use terms, without information to demonstrate otherwise, the other Class E uses would be inappropriate in this location given There are however, potential noise and disturbance issues associated with servicing and access for vehicles, potential noisy equipment, and the potential for future mechanical ventilation for any 'research and development' and 'industrial processes' and therefore only offices such as the one described which would not include any access for vehicles or noisy equipment are considered appropriate. It is also advised any future occupiers would benefit from acceptable levels of daylight/sunlight.

## 8. CONSULTATION

### Public Consultation

8.1 Letters were sent to occupants of 44 adjoining and nearby properties on Brooksby Mews, Bewdley Street and Brooksby Mews on the 7<sup>th</sup> of September 2021 and 9<sup>th</sup> November 2022, and site and press adverts were displayed. The consultation period expired on 30<sup>th</sup> November 2022. However, it is the council's practice to continue to consider representations made up until the date of a decision.

8.2 At the time of writing this report **12 responses had been received from occupiers of neighbouring properties raising objections** to the scheme, including the Brooksby Mews Management Committee. This is in addition to the three Barnsbury local Councillors at the time of the consultation (Cllr Champion, Cllr Chowdhury and Cllr Hamitouche) have commented on the application. The points raised within the representations are summarised below (*with reference to which sections of this report address those particular concerns in brackets*).

### Land use

- Concerns over the principle of commercial uses along Mews and previous unauthorised use
- Concerns about unrestricted Class E
- Could lead to other inappropriate uses  
(Paragraphs 10.2 to 10.31)

### Design

- Impact on conservation area
- Concerns about antisocial behaviour and security  
(Paragraphs 10.32 to 10.42)

### Amenity

- Increased noise from use of building and impact on gardens
- Opening hours
- Loss of daylight/sunlight  
(Paragraphs 10.50 to 10.59)

### Highways

- Commented that there is no off-street parking and
- Increase vehicular traffic  
(Paragraphs 10.63 to 10.67)

### Other Matters

- Covenant restricting use of outbuilding as ancillary to residential properties
- Concerns that applicant wants to maximise profitability of the site
- Breached planning permission with previous use should prevent commercial use  
(Paragraphs 10.70 and 10.71)

### Internal Consultees

- 8.3 Environmental Health Pollution (Acoustic) Officer: Confirmed no objection but recommended condition for opening hours to 0800 to 1900 hours Monday to Friday only.
- 8.4 Highways Officer: Confirmed that the application site has a very good level of public transport accessibility (5 - PTAL) which means that many, if not all, journeys can be conveniently made by public transport. The proposals should be car-free development and requested 2 cycle storage spaces but noted 1 would be acceptable. Welcomes the provision of shower facilities. Considers that details of servicing arrangements should not be sought nor should details of the construction due to scale of the development.
- 8.5 Design and Conservation Officer: Raised no objections to the proposed external changes.

## **9. RELEVANT STATUTORY DUTIES & DEVELOPMENT PLAN CONSIDERATIONS & POLICIES**

- 9.1 Islington Council (Planning Sub-Committee B), in determining the planning application has the following main statutory duties to perform:
- To have regard to the provisions of the development plan, so far as material to the application and to any other material considerations (Section 70 Town & Country Planning Act 1990);
  - To determine the application in accordance with the development plan unless other material considerations indicate otherwise (Section 38(6) of the Planning and Compulsory Purchase Act 2004) (Note: that the relevant Development Plan is the London Plan and Islington's Local Plan, including adopted Supplementary Planning Guidance.) and;
  - As the development is within close proximity to a conservation area(s), the Council also has a statutory duty in that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area (s72(1)).
- 9.2 National Planning Policy Framework (NPPF): Paragraph 10 states: 'at the heart of the NPPF is a presumption in favour of sustainable development'.
- 9.3 The National Planning Policy Framework 2021 seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF is a material consideration and has been taken into account as part of the assessment of these proposals
- 9.4 Since March 2014 Planning Practice Guidance for England has been published online.
- 9.5 In considering the planning application account has to be taken of the statutory and policy framework, the documentation accompanying the application, and views of both statutory and non-statutory consultees.
- 9.6 The Human Rights Act 1998 incorporates the key articles of the European Convention on Human Rights into domestic law. These include:
- Article 1 of the First Protocol: Protection of property. Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law.



- Article 14: Prohibition of discrimination. The enjoyment of the rights and freedoms set forth in this Convention shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth, or other status.
- 9.7 Members of the Planning Sub-Committee B must be aware of the rights contained in the Convention (particularly those set out above) when making any Planning decisions. However, most Convention rights are not absolute and set out circumstances when an interference with a person's rights is permitted. Any interference with any of the rights contained in the Convention must be sanctioned by law and be aimed at pursuing a legitimate aim and must go no further than is necessary and be proportionate.
- 9.8 The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. The Committee must be mindful of this duty inter alia when determining all planning applications. In particular, the Committee must pay due regard to the need to:
- (1) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
  - (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
  - (3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it

### **National Guidance**

- 9.9 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.

### **Development Plan**

- 9.10 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**

#### Draft Islington Local Plan 2019

- 9.11 The Regulation 19 draft of the Local Plan was approved at Full Council on 27<sup>th</sup> June 2019 for consultation and subsequent submission to the Secretary of State for Independent Examination. From 5 September 2019 to 18 October 2019, the Council consulted on the Regulation 19 draft of the new Local Plan. Submission took place on 12 February 2020. As part of the examination consultation on pre-hearing modifications took place between 19 March and 9 May 2021. The Examination Hearings took place between 13 September and 1 October 2021 with consultation on Main modifications running from 24 June to 30 October 2022.
- 9.12 In line with the NPPF, Local Planning Authorities may give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

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

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

9.13 Emerging policies that are relevant to this application are set out in below:

- Policy PLAN1: Site appraisal, design principles and process
- Policy B1: Delivering business floorspace
- Policy B2: New business floorspace
- Policy H1 Thriving Communities
- Policy S1: Delivering Sustainable Design
- Policy S2: Sustainable Design and Construction
- Policy S3: Sustainable Design Standards
- Policy S4: Minimising greenhouse gas emissions
- Policy DH1: Fostering innovation and conserving and enhancing the historic environment
- Policy DH2: Heritage assets
- Policy DH5: Agent-of-change, noise and vibration
- Policy T2 Sustainable Transport Choices
- Policy T3 Car Free Development Parking
- Policy T5 Delivery, Servicing and Construction

### **Designations**

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

- Adjacent to Grade II Listed Buildings (along Bewdley Street and Brooksby Street)
- Barnsbury Conservation Area and Article 4 Direction
- Mayors Protected Vistas (Alexandra Palace viewing terrace to St Paul's)
- Cycle Routes (Local)
- Article 4 Directions (A1-A2 (Rest of Borough) and B1(c) to C3)

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

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

## **10. ASSESSMENT**

10.1 The main issues arising from this proposal relate to:

- Land Use
- Design and Conservation
- Standard of Accommodation
- Accessibility and Fire Safety
- Neighbouring Amenity

- Transport and Highways
- Sustainability
- Refuse and Recycling

### Land-Use

- 10.2 The site is within the Barnsbury Conservation Area, which is characterised by predominately residential development but also includes some commercial uses. The application site consists of part of an existing single storey building that is accessed from Brooksby Street along an alleyway between Brooksby Street and Bewdley Street.
- 10.3 As noted in the relevant applications section above, the wider site (10/12 Brooksby Mews) was subject to an investigation by the Council's Planning Enforcement Team following alleged breaches of planning legislation relating to the change of use to a motorbike repairs, servicing, recovery and associated activities garage and motorbike and accessories shop (sui generis). Following this investigation, an Enforcement Notice was served on 5<sup>th</sup> June 2020 requiring this use to cease.
- 10.4 Paragraph 3.1.1 of the associated delegated Enforcement Report confirmed that *following a considerable number of ongoing complaints of noise and disturbance from neighbours a planning enforcement case was opened. The investigation has established that a motorbike/scooter business has opened at the Site. The business appears to comprise the repair of motorbikes, sale of vehicles and parts as well as associated paraphernalia (e.g., clothing, helmets, locks) sales.* Paragraph 3.1.4 confirmed that the prior lawful use of the wider site was considered to be a sui generis use, consisting of a mix of residential (C3)/car repairs (B2) and storage (B8) uses.
- 10.5 The Enforcement Notice was subsequently appealed by the applicant. However, prior to the Appeal Decision being determined the appeal was withdrawn on 10<sup>th</sup> February 2021 and the unauthorised motorbike use was confirmed to have ceased on 12 May 2021. A subsequent pre-application request (Ref. Q2021/1414/MIN) was submitted to the Council to change the use of the host building to an office.
- 10.6 The Council's pre-application response advised that the planning history of the site shows a certificate of lawfulness was granted in 1990 for the use of the premises as a "car repair workshop". However, no use class was specified in the certificate and the file is not retained.
- 10.7 It is also noted that a subsequent prior approval application (Ref. P2017/4315/PRA) was refused, with paragraph 2.2 of the Council's delegated report stating the following:
- 'As the existing use described on the application form do not fall within use class B1(a)....' AND paragraph 7.1 'The buildings to which the application relates have not been demonstrated to have been in lawful B2 use'*
- 10.8 The Council consider that given this site history and the breaking up of the former planning unit, the site is likely to have a Nil use and has been considered as such.
- 10.9 Therefore, the acceptability of the proposal in land use terms is whether the proposed use as office floorspace would be acceptable in this location.
- 10.10 As noted above, the site is within the Barnsbury Conservation Area, where the associated Conservation Area Design Guidelines advises in paragraph 10.3 that:
- Generally, the Council recognises that often the best use for a building is that which it was designed for and will seek to retain public houses, shops and workshops in appropriate uses which will not diminish their special interest. The removal of individual established uses within the conservation area will not be permitted where they contribute to its character.*
- 10.11 Policy CS13 of the Core Strategy states that new employment floorspace should be located in the CAZ and town centres; should be flexible to meet future business needs and should

provide a range of unit types and sizes. Part C of policy DM5.1 states that outside Employment Growth Areas, Town Centres and the LSIS business floorspace may be provided within mixed use developments where this would enhance the character and vitality of the local area, would not detrimentally impact on residential amenity, and would not compromise residential growth.

- 10.12 Part D of the policy states that for industrial and warehousing uses, off-street loading and adequate goods lifts should be provided, there should be satisfactory access and servicing and the use would not be detrimental to amenity. Part F of the policy states that new business floorspace must be designed to allow for future flexibility of use, including future subdivision.
- 10.13 The proposal would result in the introduction of an office for an architectural firm. It is considered that the nature of 'offices', 'research and development' and 'industrial processes' within Class E should be acceptable on this site, as by definition such uses have to be able to be '*carried out in a residential area without detriment to its amenity*'. There are, however, potential noise and disturbance issues associated with servicing and access for vehicles, potential noisy equipment, and the potential for future mechanical ventilation for any 'research and development' and 'industrial processes' and therefore only offices such as the one described which would not include any access for vehicles or noisy equipment are considered appropriate in this location. It is also advised any future occupiers would benefit from acceptable levels of daylight/sunlight.

#### Class E Rights

- 10.14 Notwithstanding the above, Class E was introduced to the Town and Country Planning (Use Classes) Order 1987 on 1 September 2020 and broadly covers uses previously defined in the revoked Classes A1/2/3, B1, D1(a-b) and 'indoor sport' from D2(3) including:
- **E(a)** Display or retail sale of goods, other than hot food
  - **E(b)** Sale of food and drink for consumption (mostly) on the premises
  - **E(c)** Provision of:
    - i. Financial services,
    - ii. Professional services (other than health or medical services), or
    - iii. Other appropriate services in a commercial, business or service locality
  - **E(d)** Indoor sport, recreation, or fitness (not involving motorised vehicles or firearms)
  - **E(e)** Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)
  - **E(f)** Creche, day nursery or day centre (not including a residential use)
  - **E(g)** Uses which can be carried out in a residential area without detriment to its amenity:
    - i. Offices to carry out any operational or administrative functions,
    - ii. Research and development of products or processes
    - iii. Industrial processes

- 10.15 Not all the uses encompassed by the new Use Class E would be appropriate at this site or can be adequately assessed on the basis of the limited information submitted. Specifically:

#### *Retail*

- 10.16 Policy DM4.4 of the Development Management Policies states that applications for more than 80m<sup>2</sup> of floorspace for uses within the A Use Classes, D2 Use Class and for Sui Generis main Town Centre uses (all subsumed by the new Use Class E) should be located within designated town centres. Where suitable locations within town centres are not available, local shopping areas or edge-of-centre sites should be chosen. Where this is not possible, out-of-centre sites may be acceptable where alternative sites within these centres have been thoroughly investigated, the development would not have a detrimental impact on the vitality and viability of these centres, and the development would be accessible by all sustainable means of transport.

- 10.17 The proposal includes a total of 47sqm of floor space. Whilst it is acknowledged that the area is less than 80sqm, the site is not located within a designated town centre, which is a suitable location for retail uses and the site has restricted access and is in close proximity to residential units. Therefore, it is not considered appropriate for a retail use to be permitted in this location

*Food and drink*

- 10.18 Policy DM4.2 states that entertainment and night time activities are generally inappropriate outside Town Centres and where proposed outside Town Centres applicants will need to demonstrate that such uses will not result in adverse impacts, including cumulative impacts as assessed in relation to Policy DM4.3. Policy DM4.3 states that proposals for cafes and restaurants will be resisted where they would result in negative cumulative impacts; would cause unacceptable disturbance or detrimentally affect the amenity, character, and function of an area.
- 10.19 The site is not within a town centre, and is within close proximity to residential properties, the introduction of food and drink establishments is not considered to be appropriate in this location.

*Financial, professional, and other services*

- 10.20 This can include banks, building societies and estate agents. Policy DM4.3 states that these types of uses will be resisted where they are in proximity to schools or sensitive community facilities. Supporting paragraph 4.24 states that where the location or concentration of certain uses may result in negative impacts the Council may use conditions to prevent the use of A2 uses. The location and concentration of uses SPD (2016) provides further detailed guidance on suitable locations for and the information that needs to be submitted with any planning applications for such uses
- 10.21 The site is not within a town centre, and it is in a residential area, where financial, professional, and other services are not appropriate. It is also considered inappropriate for a unit of this size in this location, which requires public footfall, to operate.

*Indoor sport, recreation, or fitness*

- 10.22 Policy DM4.4 of the Development Management Policies states that applications for more than 80m<sup>2</sup> of floorspace for uses within the A Use Classes, D2 Use Class and for Sui Generis main Town Centre uses (all subsumed by the new Use Class E) should be located within designated town centres. Where suitable locations within town centres are not available, local shopping areas or edge-of-centre sites should be chosen. Where this is not possible, out-of-centre sites may be acceptable where alternative sites within these centres have been thoroughly investigated, the development would not have a detrimental impact on the vitality and viability of these centres, and the development would be accessible by all sustainable means of transport.
- 10.23 Whilst the proposal provides 47sqm of floor space, the site is not located within a designated town centre, therefore, it is not considered appropriate for a sport/recreation or fitness use to be permitted in this location
- 10.24 Sport/recreation or fitness uses have potential noise and disturbance issues associated with the frequency of visits to such uses, the number of patrons, the trading hours, the nature of use with potential noisy equipment and/or events, and the potential for future mechanical ventilation. Without the submission of appropriate documentation to submit and assess these potential noise issues the Local Planning Authority is not able to fully assess the potential impact upon neighbour amenity.

*Medical or health services*



- 10.25 Part C of policy DM4.12 states that new social infrastructure and cultural facilities must be located in areas convenient for the communities they serve and accessible by a range of sustainable transport modes; provide buildings that are includes, accessible and flexible; be sited to maximise shared use of the facilities; and complement existing uses and the character of the area and avoid adverse impacts on the amenity of surrounding uses. The glossary confirms that community and social facilities include health facilities and early years providers.
- 10.26 Medical or health facilities have potential noise and disturbance issues associated with the frequency of visits to such uses, the amount of patrons, the trading hours, the nature of use with potential noisy equipment and/or events, and the potential for future mechanical ventilation.
- 10.27 Without the submission of appropriate documentation to submit and assess these potential noise issues the Local Planning Authority is not able to fully assess the potential impact upon neighbour amenity.

*Creche, day nursery or day centre*

- 10.28 Part C of Policy DM4.12 states that new social infrastructure and cultural facilities must be located in areas convenient for the communities they serve and accessible by a range of sustainable transport modes; provide buildings that are includes, accessible and flexible; be sited to maximise shared use of the facilities; and complement existing uses and the character of the area and avoid adverse impacts on the amenity of surrounding uses. The glossary confirms that community and social facilities include health facilities and early years providers.
- 10.29 Crèche, nursery, or day centre facilities have potential noise and disturbance issues associated with the frequency of visits to such uses, the amount of patrons, the trading hours, the nature of use with potential noisy equipment and/or events, and the potential for future mechanical ventilation. Without the submission of appropriate documentation to submit and assess these potential noise issues the Local Planning Authority is not able to fully assess the potential impact upon neighbour amenity.

Conclusion

- 10.30 Therefore, whilst the proposed use as offices would be acceptable in land use terms, without information to demonstrate otherwise, the other Class E uses would be inappropriate in this location.
- 10.31 Therefore, several conditions have been recommended to restrict the use of the premises including the hours of operation (condition 5), restriction of Class E uses (condition 12) and the removal of permitted development rights for Class E to Class C3 (residential) (condition 13). Subject to these conditions the proposal is acceptable in land use terms.

**Design and Conservation**

- 10.32 The site is located within the Barnsbury Conservation Area, and the site is within the setting of several Grade II Listed Buildings, including those immediately adjacent to Brooksby Street (to the south) and the opposite side of the alleyway along Bewdley Street.



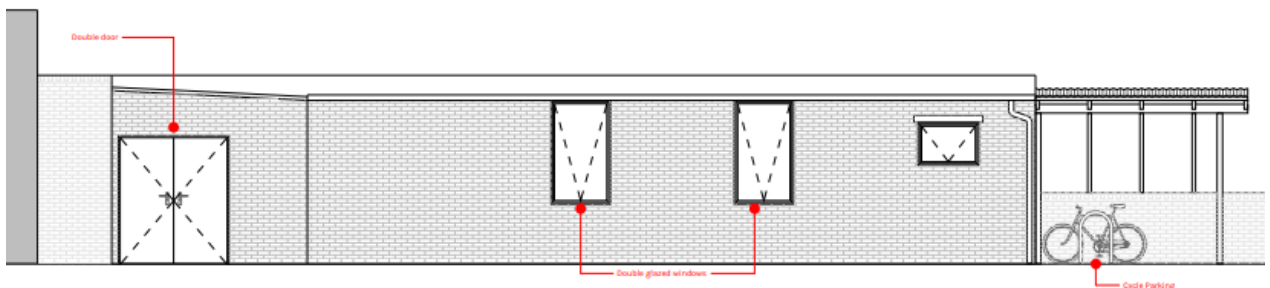
**Image 6:** Map showing existing heritage assets within proximity of the site (Grade II Listed Buildings in green)

- 10.33 Therefore, in accordance with Sections 16(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, in assessing the proposals hereby under consideration, special attention is required to be paid to the desirability of preserving or enhancing the character and appearance of the setting of these heritage assets.
- 10.34 In terms of the acceptability of the proposal in design terms, the advice found within the Islington Urban Design Guide 2017, the Barnsbury Conservation Area Design Guidelines should be used in its assessment.
- 10.35 Apart from the change of use, this proposal consists of external alterations to the existing building including changes to the windows and doors and the introduction of cycle storage.
- 10.36 London-wide planning policies relevant to design and conservation are set out in Chapter 3 of the London Plan, and the Mayor of London's Character and Context SPG is also relevant. At the local level, Policies CS8 and CS9 of Islington's Core Strategy (CS) 2011 and Policies DM2.1 and DM2.3 of Islington's Development Management Policies 2013 accord with the National Planning Policy Framework (NPPF) in seeking to sustain and enhance Islington's built environment. Taken together, they seek to ensure that proposed development responds positively to existing buildings, the streetscape, and the wider context, including local architecture and character, surrounding heritage assets, and locally distinctive patterns of development.



**Images 7 and 8:** Photos of existing building facing east (left) and west (right) along alleyway

- 10.37 Paragraphs 5.91 to 5.95 of the UDG provide advice in relation window arrangement and style. It advises that *windows are a key component of the façade that help define a building's character and their arrangement is an important element in breaking down the scale of building frontages. Care needs to be taken to ensure that the windows are of an appropriate scale to the façade and that windows in the façade have some relationship with each other. Key to this is identifying the appropriate shape, position, and size of the windows.*
- 10.38 The CADG does not provide any specific guidance in relation to window and door changes to buildings similar to the host building. However, it does provide general advice that it is *important that new buildings, extensions, and refurbishments of existing buildings, blend in with and reinforce this character. Care must also be taken with the choice of brick and bond.*
- 10.39 The proposed works include the replacement of the existing single entrance door to the east of the building, with a new set of double doors (1.9m width x 1.8m height), and the replacement using the same openings of two double glazed windows on the north elevation (1.45m height x 0.85m width), all fronting the lane at ground floor level.



**Image 9:** Proposed north elevation

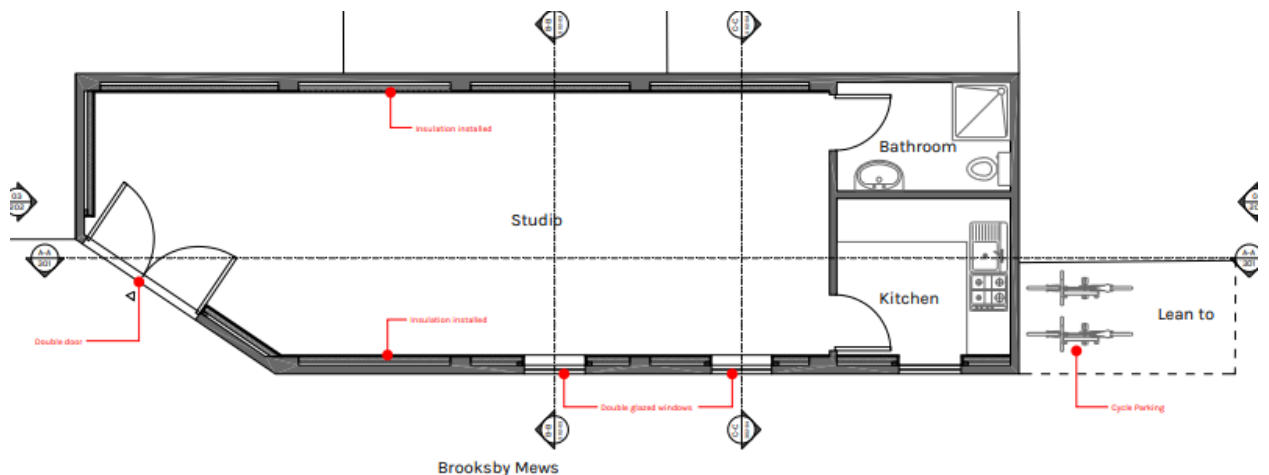
- 10.40 The proposed works to replace the existing single glazed aluminium framed windows and single door, with enlarged double glazed aluminium framed windows and double doors are considered to preserve the visual appearance and historic character of the host building and wider streetscene.
- 10.41 The other external changes include cycle storage in the form of 2 no. Sheffield cycle stands, which would be located underneath the existing covered structure. Whilst further evaluation of cycle storage is discussed later within this report this provision is considered acceptable in design terms.

10.42 Overall, the proposal is considered to be compliant with policies D1, D3 and HC1 of London Plan (2021), CS8 and CS9 of Islington Core Strategy (2011) and DM2.1 and DM2.3 of Development Management (2013), and the design advice found within the Islington Urban Design Guide (2017) and Barnsbury Conservation Area Design Guidelines and acceptable in design terms.

### **Standard of Accommodation**

10.43 Whilst there are no specific policies in terms of assessing the quality of office accommodation, it is important that future occupiers would benefit from an acceptable standard of accommodation in terms of access to daylight/sunlight.

10.44 The existing openings are located on the north elevation, two of which provide daylight/sunlight for the main area for the office accommodation, and these openings would be retained but would be altered in design to ensure future occupiers would have acceptable levels of daylight and sunlight.



**Image 10:** Proposed floor plan

10.45 Given the restricted depth of the building, it is considered that the enlargement of these windows would provide acceptable levels of daylight/sunlight and standard of accommodation for future occupiers.

10.46 The only other window, which would not be altered is also located on the north elevation, is at high level and would serve the kitchen. Given this window would serve a kitchen to a commercial use, it is considered to be acceptable. A condition has been recommended to ensure that the windows and doors are inwardly openable.

### **Accessibility and Fire Safety**

10.47 Policy DM2.2 seeks to ensure developments demonstrate that they provide for ease of and versatility in use. The proposal includes limited physical alterations. Whilst it is acknowledged being located along an alleyway with cobbled stones does restrict the accessibility of the site, the enlargement of the existing single door is considered to improve the accessibility of the building, particularly given it is at ground floor.

10.48 Policy D12 of the London Plan (2021) seeks to ensure that in *the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:*

- 1) *identify suitably positioned unobstructed outside space:*
  - a) *for fire appliances to be positioned on*
  - b) *appropriate for use as an evacuation assembly point*



- 2) *are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire, including appropriate fire alarm systems and passive and active fire safety measures*
- 3) *are constructed in an appropriate way to minimise the risk of fire spread*
- 4) *provide suitable and convenient means of escape, and associated evacuation strategy for all building users*
- 5) *develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in.*

10.49 Whilst limited details have been provided in terms of fire safety, given the scale of the development the lack of information is not considered to warrant the refusal of the application, given that the building would need to ensure compliance with Building Regulations.

### **Neighbouring Amenity**

10.50 Policy DM2.1 of the Islington Development Management Policies, which requires development to provide a good level of amenity, including consideration of noise, disturbance, hours of operation, vibration, pollution, overshadowing, overlooking, privacy, sunlight and daylight, over-dominance, sense of enclosure and outlook.

10.51 The proposal is not considered to result in any loss of daylight/sunlight or outlook to neighbouring properties in terms of loss of daylight/sunlight, outlook, or sense of enclosure. The proposal would not result in any enlargement of the existing buildings footprint or increase in height.

### **Privacy/Overlooking**

10.52 Paragraphs 2.14 of the Development Management Policies (2013) states that *to protect privacy for residential developments and existing residential properties, there should be a minimum distance of 18 metres between windows of habitable rooms. This does not apply across the public highway; overlooking across a public highway does not constitute an unacceptable loss of privacy.*

10.53 The proposal would retain the existing openings, albeit the design and type of windows would be altered at a maximum height of 2.3m above ground floor level. However, these changes are not considered to result in additional privacy issues over and above the existing situation given that they are at ground floor level and face towards an existing boundary wall along the bottom of the rear gardens of Bewdley Street, measuring approximately 2m high. These properties immediately opposite and shown in the image below have outbuildings to the bottom of the rear gardens which have no windows on the rear elevation.



**Image 11:** Aerial photo showing host building and boundary and outbuilding in rear gardens of Bewdley Street



## Noise

- 10.54 The application site is within close proximity to residential properties, albeit adjacent to the bottom of the rear gardens. The Council's Environmental Health Team's Pollution Officer has reviewed the proposal and confirmed that numerous noise complaints about the previous use as a scooter repair garage have been received by the Council.
- 10.55 However, the Pollution Officer considers that the proposed change of use to a Class E(g) for offices for an architect's studio would have a much lower impact use than the previous use. The Officer also notes that the site is a mews between residential streets with low background sound levels with the screening effect of the buildings, and provided a condition is imposed controlling the hours of use between 0800 to 1900 hours Monday to Friday, there would be no objections to the proposal.
- 10.56 In addition, the limited size of the building and use as an office building is considered to be compatible use within a residential area, and is considered acceptable in this regard.

## Light Pollution

- 10.57 As noted above, the only windows located to the north elevation are at ground floor level and face onto the rear boundary wall of the gardens associated with the properties along Bewdley Street. As shown in the aerial photo behind this wall there are outbuildings within the rear gardens immediately opposite the host building.

## Security

- 10.58 Representations have been made in terms of the security impact on the occupiers of neighbouring properties. It is considered that the introduction of a commercial unit with natural surveillance of the area would improve the security of the area, in comparison to a vacant unit. However, as noted within the letter of representation the existing alleyway benefits from a gated entrance, limiting access.

## Conclusion on Amenity

- 10.59 Overall, the development proposed is not considered to adversely affect surrounding occupier's amenity in terms of loss of daylight/sunlight, outlook, sense of enclosure, noise, privacy or having an overbearing effect. The development is therefore considered to comply with the relevant London Plan, Islington Core Strategy and Development Management Policies.

## **Sustainable Design**

- 10.60 Policy DM7.2C seeks to ensure *major developments, minor developments creating new residential and/or commercial units, and extensions of 100m<sup>2</sup> or greater, shall be accompanied by a Sustainable Design and Construction Statement (SDCS), including where relevant an Energy Statement. The SDCS shall clearly set out how the application complies with relevant sustainable design and construction policies and guidance.*
- 10.61 Chapter 8.0 of the submitted Planning Statement provides a Sustainable Construction Statement which confirms several sustainability measures including the following:
- The use of low U-Value double glazed windows to provide for increased thermal efficiency,
  - Internally insulate the external brick walls and increase the air tightness of the property.
  - Low energy lighting installed.
  - Where possible will endeavour to implement water reduction measures.
- 10.62 A condition is recommended for these measures to be installed prior to the first occupation of the development and is considered acceptable in this regard.

## **Transport and Highways**

- 10.63 Development Management Policy DM8.2 requires developments proposals to meet the transport needs of the development with Part A stating the following:

*Development proposals are required to meet the transport needs of the development and address its transport impacts in a sustainable manner and in accordance with best practice. Where the council considers that a development is likely to have a significant negative impact on the operation of transport infrastructure, this impact must be satisfactorily mitigated. In order for developments to be considered acceptable they are required to:*

- i. fully mitigate any adverse impacts upon the capacity of transport infrastructure, including pavements and other walking routes, cycle routes, public transport and roads;*
  - ii. have no negative impacts on the safe and efficient operation of transport infrastructure;*
  - iii. maximise safe, convenient, and inclusive accessibility to, from and within developments for pedestrians, cyclists, and public transport users;*
  - iv. provide equal access for all people, including inclusive access for disabled people;*
  - v. adequately address delivery, servicing, and drop-off requirements, and*
  - vi. have no significant negative impacts from transport arrangements on the local and wider environment*
- 10.64 The site is located within an area with a very good public transport provision, with a PTAL (Public Transport Accessibility Level) of 5, where 6 is the best and 0 the worst. The Council's Highways Officer considers that many, if not all, journeys can be conveniently made by public transport.
- 10.65 Policy DM8.5B seeks to ensure that *parking will only be allowed for non-residential developments where this is essential for operational requirements and therefore integral to the nature of the business or service.* In this instance, the proposal does not include any car parking which is considered to be compliant with this policy.
- 10.66 Policy DM8.4C seeks to ensure adequate cycle storage is provided in accordance with the minimum standards set out in Appendix 6. Storage for at least 1 no. cycle would be required per 80sqm of office accommodation. The proposal includes 2 no. Sheffield cycle racks within the covered area to the rear of the building which is considered to meet this policy requirements, and a condition is recommended to secure this provision.
- 10.67 The Council's Highways Officer has confirmed that given the scale of the development and proposed alteration details of the delivery and servicing, and details of the construction works are not required.

## **Refuse/Recycling**

- 10.68 The Islington Street Service document titled 'Recycling and Refuse Storage Requirements' confirms that for office developments 2.6 cubic metres of waste storage per 1,000 square metres of floor space (gross), which equates to 2000 litres with a further 50% required for recycling
- 10.69 The submitted Planning Statement confirms that the applicant is committed to producing minimal waste and recycling waste where possible, and any waste created will be stored within the property until it is ready for collection, with a commercial waste and recycling collection will be organised once per week. Given the restricted size of the unit and nature of the use, it is considered that this would be acceptable.

## **Other Matters**

- 10.70 Concerns have been raised in representations that the site should not be able to be used as a commercial premises, due to a covenant restricting the use of the outbuilding and requiring

this to be ancillary to residential properties. It is also alleged that applicant wants to maximise profitability of the site. Whilst the Council has not investigated this covenant, both this and the maximising the profitability of the site is not a material planning consideration in the assessment to the application and is a civil matter.

- 10.71 As noted above, the application site has been subject to enforcement action in regard to the previous use at the site. Occupiers of neighbouring properties have raised concerns that the breach of planning should prevent the application being approved. Whilst the planning history at the site does form a material consideration, including the enforcement history, the enforcement action related to an entirely different use to the one proposed within this application, and each application should be assessed on its own merits against the policies in the Development Plan and any other material considerations.

## **11.0 SUMMARY AND CONCLUSION**

### Summary

- 11.1 The principle of the introduction of an office (Class E (g)) use within the host building is considered acceptable in land use terms. However, an unrestricted Class E use would be unacceptable.
- 11.2 The proposed external alterations are considered to pay special regard in terms of preserving the visual appearance and historic character of the setting of the heritage assets including the setting of the adjacent listed buildings and Barnsbury Conservation Area. The proposal is considered compliant with policies D4 and HC1 of the London Plan (2021), policies CS8 and CS9 of the Islington Core Strategy (2011), policies DM2.1 and DM2.3 of Development Management Policies (2013) and advice found within the Islington Urban Design Guide (2017) and Barnsbury Conservation Area Design Guidelines.
- 11.3 The proposal is considered not to unacceptably impact the amenity of the occupiers of neighbouring properties, in terms of loss of daylight/sunlight, outlook, privacy and noise, subject to conditions including the use and opening hours.
- 11.4 Conditions have been recommended in relation to ensuring the proposal would have an acceptable impact regarding the public highway network, including for cycle storage.

### Conclusion

- 11.5 The proposal is considered to be acceptable, and it is recommended that the application be approved subject to conditions.

## APPENDIX 1 – RECOMMENDATIONS

### RECOMMENDATION A

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

**List of Conditions:**

<b>1</b>	<b>IMPLEMENTATION PERIOD</b>
	<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>
<b>2</b>	<b>APPROVED PLANS LIST</b>
	<p>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>Planning Statement by Nebbia Works dated 26/08/21, 102 (Proposed Plan), 102 (Proposed Roof Plan), 201 (Proposed North Elevation), 201 (Existing &amp; Proposed East &amp; West Elevation), 301, 302, OS Plan, Block Plan</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>
<b>3</b>	<b>MATERIALS (Compliance):</b>
	<p>CONDITION: The development shall be constructed in accordance with the schedule of materials noted on the plans and within the Planning Statement. The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: In the interest of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard</p>
<b>4</b>	<b>CYCLE STORAGE (Compliance)</b>
	<p>CONDITION: The cycle storage area shown on drawing no. 102 (Proposed Plan) shall be provided prior to the first occupation of the development for a minimum of 2 no. cycles and maintained as such thereafter into perpetuity.</p> <p>REASON: To ensure adequate cycle parking is available and easily accessible on site and to promote sustainable modes of transport.</p>
<b>5</b>	<b>OPENING TIMES</b>
	<p>CONDITION: The hereby approved development shall only be in use and occupied between the following hours:</p> <p>0800 to 1900 hours Monday to Friday</p> <p>With no use or occupation on Saturdays, Sundays or Bank Holidays.</p> <p>REASON: To protect the amenity of neighbouring properties.</p>
<b>9</b>	<b>SUSTAINABLE DESIGN &amp; CONSTRUCTION STATEMENT (Compliance)</b>
	<p>CONDITION: Prior to the first occupation the sustainability measures identified within Chapter 8.0 of the approved Planning Statement (including the use of low U-Value double glazed windows to provide for increased thermal efficiency, internally insulate the external brick walls and increase the air tightness of the property, Low energy lighting installed, where possible will endeavour to</p>

	<p>implement water reduction measures) shall be implemented in full prior to the first occupation of the hereby approved development and retained thereafter into perpetuity, unless otherwise agreed with the Local Planning Authority.</p> <p>REASON: In the interest of securing sustainable development.</p>
<b>12</b>	<b>RESTRICTED USE (Compliance)</b>
	<p>CONDITION: Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 as amended by the Town and Country Planning (Amendment)(England) Regulations 2020, the use as an Office (Class E(g)(i) or the equivalent use within any amended/updated subsequent Order) hereby approved, shall be limited to this use only and for no other purpose (including any other use within Class E) of the Schedule to the Town and Country Planning (Amendment)(England) Regulations 2020, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.</p> <p>REASON: For the avoidance of doubt and to enable the Local Planning Authority to retain control over the development, in order to protect the supply of office floorspace</p>
<b>13</b>	<b>RESTRICTION OF PD RIGHTS – CLASS E TO RESIDENTIAL (Compliance)</b>
	<p>CONDITION: Notwithstanding the provisions of Schedule 2, Part 3, Class MA the Town and Country Planning (General Permitted Development) Order 2021 (or any order revoking and re-enacting that Order with or without modifications), no change of use of the extended floorspace hereby approved from Class E (commercial, business and service) to a use falling within Class C3 (dwellinghouses) shall take place without an express grant of planning permission.</p> <p>REASON: For the avoidance of doubt and to ensure that the Local Planning Authority can restrict the use of the building to this specific use only, in order to protect the supply of office floorspace in this location and retain control over the change of use of the building in the future. Due to the small and constrained nature of the borough, performance against the spatial strategy within the Development Plan is vitally important to ensure that targets to increase employment continue to be met. Additionally, windfall sites are rare and a loss of opportunity to negotiate affordable housing within such proposals would significantly undermine the borough's ability to address critical housing need again due to the small and constrained nature of the borough.</p>
<b>14</b>	<b>WINDOWS AND DOORS (Compliance)</b>
	<p>CONDITION: The hereby approved windows and doors show on drawing number 201 (Proposed North Elevation) shall open inwards and not project beyond the north elevation and shall be retained thereafter into perpetuity.</p> <p>REASON: To preserve the visual appearance of the host building.</p>

**List of Informatives:**

<b>1</b>	<b>Car-Free Development –</b>
	<p>Car-Free Development. All new developments are car free in accordance with Policy CS10 of the Islington Core Strategy 2011. This means that no parking provision will be allowed on site and occupiers will have no ability to obtain car parking permits, except for parking needed to meet the needs of disabled people.</p>
<b>2</b>	<b>Fire safety</b>
	<p>It is recommended that you obtain technical advice regarding compliance with the Building Regulations (and/including matters relating to fire safety and evacuation) prior to any further design work commencing and prior to the selection of materials. In particular, you should seek further guidance regarding the design of the external fabric (including windows) to limit the potential for spread of fire to other buildings. Islington's Building Control team has extensive experience in working with clients on a wide range of projects. Should you wish to discuss your project and how Islington Building Control may best advise you regarding compliance with relevant (building control) regulations, please contact Building Control on 020 7527 5999 or by email on <a href="mailto:Building_Control@islington.gov.uk">Building_Control@islington.gov.uk</a>.</p>



## **APPENDIX 2: RELEVANT POLICIES**

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

### **1 National Guidance**

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

### **2. Development Plan**

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

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

- Policy D1 London's form, character and capacity for growth
- Policy D4 Delivering good design
- Policy D5 Inclusive Design
- Policy D8 Public realm
- Policy D12 Fire safety
- Policy D13 Agent of change
- Policy D14 Noise
- Policy E1 Offices
- Policy HC1 Heritage conservation and growth
- Policy T5 Cycling
- Policy T6 Car parking

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

- Policy CS8 – Enhancing Islington's character
- Policy CS9 – Protecting and enhancing Islington's built and historic environment
- Policy CS10 – Sustainable Design
- Policy CS11 – Waste
- Policy CS13 Employment spaces

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

Policy DM2.1 Design	Policy DM7.1 Sustainable design standards
Policy DM2.2 Inclusive Design	Policy DM8.2 Managing transport impacts
Policy DM2.3 Heritage	Policy DM8.4 Walking and cycling
Policy DM5.1 New business floorspace	Policy DM8.5 Vehicle parking
Policy DM7.2 Energy efficiency and carbon reduction in minor schemes	
Policy DM7.4 Sustainable design standards	

## **E) Site Allocations June 2013**

Not Allocated

### **3. Designations**

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

- Adjacent to Grade II Listed Buildings (along Bewdley Street and Brooksby Street)
- Barnsbury Conservation Area and Article 4 Direction
- Mayors Protected Vistas (Alexandra Palace viewing terrace to St Paul's)
- Cycle Routes (Local)
- Article 4 Directions (A1-A2 (Rest of Borough) and B1(c) to C3)

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

The following SPGs and/or SPDs are relevant:

#### Islington Local Development Plan

- Environmental Design
- Urban Design Guide 2017
- Inclusive Design (2014)
- Planning Obligations

#### London Plan

- Accessible London: Achieving an Inclusive Environment
- Housing
- Sustainable Design & Construction
- Planning for Equality and Diversity in London