

**PLANNING COMMITTEE REPORT**

 Development Management Service  
 Planning and Development Division  
 Community Wealth Building Department

<b>PLANNING SUB COMMITTEE B</b>		<b>AGENDA ITEM NO:</b>
<b>Date:</b>	13 June 2023	<b>NON-EXEMPT</b>

Application number	P2023/0296/FUL
Application type	Full Planning Application
Ward	Junction
Listed building	N/A
Conservation area	N/A
Development Plan Context	Article 4 Direction - office to residential Core Strategy Key Areas – Archway Town Centres – Archway Town Centre Site within 100m of a TLRN Road Business Association Areas – Junction
Licensing Implications	None
Site Address	New River College, Elthorne Road, London, N19 4AB
Proposal	Partial demolition of existing school buildings, refurbishment of the retained parts and erection of a single storey wraparound extension to provide additional education/training facilities with associated external landscaping including new entrance gate

Case Officer	Marc Davis
Applicant	Ms Imogen Webb
Agent	Mr Alex Young – Hawkins/Brown

**1. RECOMMENDATION**

- 1.1 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)



*Figure 1 – Site Plan (with red line boundary)*



*Figure 2 – Aerial site plan (with red line boundary)*

### 3. PHOTOS OF SITE/STREET



*Figure 3 – View of the site from Elthorne Road (w/existing gate arrangement)*



*Figure 4 – View south-east to north-west (towards Giesbach Road) - storage building since demolished*



*Figure 5 – View north-west to south-east (towards Elthorne Road)*



**Figure 6** – View south-east to north-west (towards Giesbach Road)



**Figure 7** – View of main entrance to school building



**Figure 8** – View of existing 'back of house' area with storage shed



**Figure 9** – View of existing concrete playground area (towards Elthorne Road)

#### **4. SUMMARY**

- 4.1 The application seeks to improve and enlarge educational facilities at New River College, in the form of a single storey wraparound extension, a new entrance gate and associated external landscaping. The school is located on the western side of Elthorne Road within close proximity to Archway Town centre and has been vacant since July 2021.
- 4.2 The proposed single storey wraparound extension would replace the existing ad-hoc single storey extensions that have been added to the principal school building over time. The extension would wrap around the north-western, north-eastern and south-eastern facades of the building and would provide new teaching space, sensory rooms, WC & shower and medical rooms. The existing parts of the school building would also be refurbished accordingly.
- 4.3 The new entrance gate would be located at the main school entrance from Elthorne Road. The existing entrance and pedestrian gates are separate, and the proposed works would incorporate both into a single gated entrance. Associated works include the creation of a school identification sign above, reading 'New River College' and an external entrance to a bin store.
- 4.4 The proposed landscaping works would be within the boundary of the site only and are designed to improve the quality of the existing playgrounds through methods such as re-surfacing, the creation of teaching pod facilities and the formation of an allotment area and associated planting and green space.
- 4.5 In land use terms, the National Planning Policy Framework (NPPF) states that Local Planning Authorities should give great weight to the need to create, expand or alter schools and should take a positive approach to development that will widen the choice of education. The Council Development Management Policies (2013) policy DM4.12 encourages the expansion of social infrastructure to support the needs of communities, such as schools. Its location is considered convenient for the communities it serves and would complement the existing uses and the character of the area and avoid adverse impacts on the amenity of surrounding uses.
- 4.6 The newly proposed extension, which would create an additional 131sqm of new educational floorspace, would allow the school to increase the number of pupils from 12 to 30. Although some of the existing open space would be lost, the community benefits of improving the facilities with a high-quality design and increasing the overall number of pupils are considered to outweigh any loss.
- 4.7 The design of the proposed extension, entrance gate and landscaping works are considered to be of an acceptable scale and in keeping with the existing buildings within the application site and the residential properties along Giesbach Road/Boothby Road and commercial properties along Elthorne Road. The proposed materials for the extension are also considered to be appropriate

and in keeping with the visual appearance of style and detailing of the existing buildings. The development overall would preserve the surrounding built character.

- 4.8 The proposed development would not have any adverse impacts on adjoining residents' amenity levels in terms of noise disturbance, overlooking or loss of light. The works to be undertaken would not result in any significant access, transportation or refuse issues over and above the existing situation at the school. The proposal is also considered acceptable on the grounds of inclusive design, following consultations with the Council's Inclusive Design Officers.
- 4.9 The proposal is considered acceptable subject to suitable conditions as set out in Appendix 1 and it is recommended that the application be approved.

## **5. SITE AND SURROUNDINGS**

- 5.1 The application relates a school site located on the north-western side of Elthorne Road, within close proximity to Archway Town Centre. The site boundaries abut the rear of residential properties fronting both Giesbach and Boothby Roads, with the surrounding area being predominantly mixed use in character, with surrounding examples both of residential and commercial properties.
- 5.2 The school is made up of a principal single storey hipped roof building with several single storey ad-hoc additions that have been added over the years. There is a main artificial turfed area adjacent to the principal building and a hard-surfaced area located closer to the Elthorne Road entrance. The school has been vacant since July 2021 and the premise behind the proposal is to bring the school back into high-quality use for children with Special Educational Needs (SEN).
- 5.3 None of the school buildings or associated landscaped areas are statutory or locally listed, nor are they located within a conservation area. It is acknowledged however, that the site is located adjacent to Bellside House, a Grade B locally listed building at no. 4-6 Elthorne Road.

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

- 6.1 The application seeks planning permission for the partial demolition of existing school buildings, refurbishment of the retained parts and erection of a single storey wraparound extension to provide additional education/training facilities with associated external landscaping including new entrance gate.
- 6.2 The proposed single storey wraparound extension would replace the existing ad-hoc single storey extensions that have been added to the principal school building over time. The extension would have a flat roof with a total of 15 no. rooflights (with roof surrounds) of various shapes and sizes. It would measure a depth of 9.75m along the north-western boundary (where it abuts the end of the gardens of Giesbach Road), 40m along the north-eastern boundary (where it abuts the end of the gardens of Boothby Road) and 18.8m towards the boundary with Elthorne Road. The extension itself would have a maximum height of 3.65m, whilst the rooflight roof surrounds would protrude an additional 1.0m, bringing the maximum height to 4.65m. The extension would provide new teaching space, sensory rooms, WC, shower and medical rooms. The existing parts of the school building would also be refurbished accordingly to bring it in line with modern educational standards.
- 6.3 The new entrance gate relates to the main school entrance from Elthorne Road. The existing entrance and pedestrian gates are separate, and the proposed works would incorporate both into a single gate. The proposed gate and associated fencing would replace a section of boundary wall and fencing that currently measures 4m in height. The new front boundary fencing would have a height of 3.1m and width of 3.765m. Associated works include the creation of a school identification sign above, reading 'New River College' and an external entrance to a bin store.
- 6.4 The proposed landscaping works would be within the boundary of the site only and are designed to improve the quality of the existing playground. Collectively, the following works are proposed:

- Re-tarmac existing concrete area for use as multi-use sports area
- Formation of a 'green wall'
- Refurbished school entrance area with feature paving and raised planter
- Provision of sensory post/fence system, separating entrance area and allotment
- Formation of allotment area with 0.45m high planting beds and gravel surfacing
- Planting of a specimen feature tree and associated free standing pergola
- Formation of outdoor teaching pod for outdoor lessons
- Hard and soft landscaping areas consisting of resin gravel and hard-wearing turf
- Formation of outdoor storage area – 6.0m (l) x 1.0m (w) x 2.0m (h)

6.5 It is noted that an application for an enclosed air source heat pump structure was approved in December 2022 under ref: P2022/3277/FUL. The air source heat pump does not form part of the current application and would be compatible with the proposal, given its siting away from the proposed extension and landscaping works in the south-western corner of the site. The recent officer visit to the site found that building work has already commenced on this proposal.

6.6 The submitted Design and Access Statement confirms that the hours of opening of the school after the proposed works will be the same as when the school was last in use, although these do not appear to have been authorised under a previous permission. The specified hours are as follows:

Weekdays

- 07:30 to 18:30 hours (staff)
- 08:45 to 17:30 hours (pupils)
- 18:00 to 21:00 hours (occasional non-school groups)

Weekends

- 10:00 to 18:00 hours (occasional non-school groups)

## 7. RELEVANT HISTORY

### Planning Applications

**P2022/3277/FUL** - Erection of single storey building to house ground source heat pump equipment with associated works (following demolition of existing storage building). **Approved with Conditions** 07/12/2022.

**P2018/1403/FUL** - Demolition of existing building, and construction of five storey mixed use development to consist office (B1) use at basement and ground floor levels, and 9no. residential units (Use Class C3) from first floor to fourth floor inclusive, comprising 4no. 3 bedroom units, 3no. 1 bedroom units and 2no. 2 bedroom units, with associated bin storage and cycle parking and associated alterations. **Refused** 25/10/2018. **Appeal Dismissed** 12/09/2019.

**P2014/0767/COL** - Application for Certificate of Lawfulness (Existing) in connection with B1 use. **Refused** 22/04/2014.

**951430** - Change of use of first and second floors of Class B1 office building (last use as temporary training centre) to Class D1 educational use, as additional accommodation for the adjoining Harborough School, together with D1 use of the portion of the ground floor which gives access to upper floors. **Approved with Conditions** 02/11/1995.

**851440** - Elevational and other alterations in connection with the use of the ground floor as a Day Centre for the Elderly. **Approved with Conditions** 22/10/1985.

**841642** - Temporary change of use to first and second floor commercial training centre and ground floor day centre for the elderly. **Approved with Conditions** 08/01/1985.

## 8. CONSULTATION

### Public Consultation

8.1 Letters were sent to occupants of 71 no. adjoining and nearby properties on 15<sup>th</sup> March 2023. A site notice was also displayed. The consultation period ended on 8<sup>th</sup> April 2023. A total of one public objection was received. The objection concerns:

1. *Overlooking and loss of privacy to neighbouring properties (Please see paragraph 10.37)*

### Internal Consultees

8.2 **Inclusive Design:** Support the scheme but have sought clarity on the following aspects:

- Clarification on whether the cycle stands can accommodate cycles/tricycles
- Clarification on the ramp associated with the new entrance gate
- Confirmation of the weight of the doors and specifications of the leafed doors
- Clarification on whether a path can lead to the outdoor teaching pod
- Request for back and arm rests to be incorporated to the outdoor furniture

### External Consultees

8.3 **Better Archway:** Support the scheme and the use of an air source heat pump.

8.4 **Islington Swifts:** request that at least one integrated swift nesting box is installed near roof level

## 9. RELEVANT STATUTORY DUTIES & DEVELOPMENT PLAN CONSIDERATIONS AND 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 document.

9.2 Islington Council (Planning Sub-Committee), 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 a conservation area, 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) Planning (Listed Buildings and Conservation Areas) Act 1990).

9.3 National Planning Policy Framework (NPPF): Paragraph 11 states: "at the heart of the NPPF is a presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision-taking. For decision-taking this means: approving development proposals that accord with the development plan without delay.

9.4 At paragraph 8 the NPPF states: "that sustainable development has an economic, social and environmental role".

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 Sub-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.

### **National Guidance**

- 9.10 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**

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

### **Designations**

- 9.12 The site has the following designations under the London Plan (2021), Islington Core Strategy (2011), Development Management Policies (2013):
- iArticle 4 Direction - office to residential
  - iCore Strategy Key Areas – Archway
  - iTown Centres – Archway Town Centre

- Site within 100m of a TLRN Road
- iBusiness Association Areas - Junction

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

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

### **Emerging Policies**

#### Draft Islington Local Plan 2019

9.14 The Regulation 19 draft of the Local Plan was approved at Full Council on 27 June 2019 for consultation, with consultation on the Regulation 19 draft taking place from 5 September 2019 to 18 October 2019. The Draft Local Plan was subsequently submitted to the Secretary of State for Independent Examination in February 2020. The Examination Hearings took place between 13 September and 1 October 2021. The Council consultation on Main Modifications to the plan took place between 24 June to 30 October 2022.

9.15 In line with the NPPF, Local Planning Authorities may give weight to relevant policies in emerging plans according to:

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

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

9.17 Emerging policies that are relevant to this application are set out below in **Appendix 2**.

## **10. ASSESSMENT**

10.1 The main issues arising from this proposal relate to:

- Land Use
- Design and Character
- Neighbouring Amenity
- Landscaping, Trees and Biodiversity
- Highways and Transportation
- Refuse and Recycling

### **Land Use**

10.2 The proposed single storey extension, which would involve alterations to the existing single storey school building, would provide additional facilities to New River College resulting in additional education, training and sports facilities in the form of new teaching space, sensory rooms, WC, shower and medical rooms. Associated outdoor landscaping works are also proposed.

10.3 The National Planning Policy Framework (NPPF) states that Local Planning Authorities should give great weight to the need to create, expand or alter schools and should take a positive approach to development that will widen the choice of education. The DCLG Policy Statement (2012)- Planning for schools - mirrors this aim, stating that local authorities should give full and thorough consideration to the importance of enabling the development of state funded schools, including free schools.

- 10.4 Policy S1 (Developing London's Social Infrastructure) of the London Plan 2021 states that Development proposals that provide high quality, inclusive social infrastructure that addresses a local or strategic need and supports service delivery strategies should be supported (Policy S1 Part C). It follows up in Part D of the Policy that proposal that seek the best use of the land should be encouraged and supported. New facilities should be easily accessible by public transport, cycling and walking and should be encouraged in high streets and town centres. Part G of the Policy also states that *"Redundant social infrastructure should be considered for full or partial use as other forms of social infrastructure before alternative developments are considered, unless this loss is part of a wider public service transformation plan"*
- 10.5 Policy S3 (Educational and Childcare facilities) of the London Plan (2021) supports the expansion of education facilities and the enhancement of facilities for educational purposes. The provision of additional school facilities and space is classified as provision of new social infrastructure which is supported by policy DM4.12 of the Development Management Policies (2013). Development Management Policy DM4.12 is very supportive of new social and community infrastructure provision, which the proposed expanded school would represent. The school provides a valuable service in this locality, which the council would wish to support and encourage. Policy DM4.12C sets out criteria for new social infrastructure, which must:
- i. be located in areas convenient for the communities they serve and accessible by a range of sustainable transport modes, including walking, cycling and public transport;*
  - ii. provide buildings that are inclusive, accessible, flexible and which provide design and space standards which meet the needs of intended occupants;*
  - iii. be sited to maximise shared use of the facility, particularly for recreational and community uses; and*
  - iv. complement existing uses and the character of the area, and avoid adverse impacts on the amenity of surrounding uses. As such, the proposal would result in.*
- 10.6 Paragraph 4.69 associated with Policy DM4.12 states 'development/redevelopment of social and strategic infrastructure should be designed to meet the needs of their intended occupants, taking into account any appropriate regulations and national design and space standards'
- 10.7 Meeting the needs of current and future pupils within the school grounds is evidently a key benefit of this proposal. It would provide better quality facilities for a specific educational need which is fundamental to Policy S1 of the London Plan as highlighted above which supports high quality inclusive social infrastructure. The new buildings and the integration of the older building with a more coordinated layout throughout the school and the outdoor areas would also comply with the broad aims of policy S1 of the London Plan which seeks the best use of the land. It would be in accordance with the National Planning Policy Framework which states that the Government, "attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement..." The framework also states that Council's should give "great weight to the need to create, expand or alter schools". The London Plan is supportive of proposals which enhance education and skills provision, including the expansion of existing facilities.
- 10.8 The need for facilities is also highlighted in section 4 of the Islington Core Strategy which highlights the current accessibility to a range of additional services by Islington's schools. Therefore, in land use terms, it is considered that the expansion of the school at this location would offer a number of policy benefits specific to this proposal.
- 10.9 Notwithstanding the acceptability of the principle of providing improved facilities for the school, paragraph 99 of the National Planning Policy Framework states that 'existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*

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

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

10.10 Part E of Policy DM6.3 (Protecting Open Space) of the Islington Development states that “Development of private open space is not permitted where there would be a significant individual or cumulative loss of open space/open aspect and/or where there would be a significant impact on amenity, character and appearance, biodiversity, ecological connectivity, cooling effect and/or flood alleviation effect.”

10.11 Part D of Policy G2 (Protecting Open Space) of the Draft Islington Local Plan (2019) states that Development of private open spaces will not be permitted where, individually or cumulatively:

*i) the site makes a valuable contribution to the character and appearance of the surrounding area, including its open aspect;*

*ii) the site is of biodiversity value, including consideration of ecological connectivity in the wider area;*

*iii) the site is of social or community value, for example, areas that provide access to green space and nature;*

*iv) the site makes, or has the potential to make, a contribution to mitigating the impacts of climate change, including urban cooling and reducing flood risk; or*

*v) the development would have a harmful impact on the amenity of future or neighbouring occupiers through its future development.*

10.12 Policy S3 Part C of the London Plan (2021) relates to the net loss of education or childcare facilities and resists any loss, “*unless it can be demonstrated that there is no ongoing or future need*”. This stance is also reflected for the loss of play provision under Policy S4 (Play and Informal Recreational) Part B and also partially within Policy S5 (Sports and Recreational Facilities) of London Plan. It is acknowledged that the proposed extension would result in the loss of an extent of open space within the school site, namely the spaces between the existing additions and the site boundary, rather than the larger, more open play spaces. An officer visit to the site confirmed that the spaces to be lost are primarily redundant spaces which were not previously in use as either sports or recreational land facilities, existing merely as a result of the principal building’s existing additions being built at differing periods of time. It was noted during the visit that the area adjacent to the main entrance was used as a garden area with associated planters to be removed, but this was not of high-quality. Furthermore, although a square shaped area at the rear looks to be an open space, the visit found this to be a ‘back of house’ area which incorporates a storage shed and has not previously been in use as a playground area.

10.13 When taking into account the existing situation, the overall open space to be lost is considered inaccessible to the pupils or underutilised. Whilst a reduction of open space is therefore acknowledged here, the overall quality of this space is considered poor given the enclosed locations between dilapidated, ad-hoc additions. The principle of building on these spaces is therefore accepted and it should also be noted that the remaining open spaces which would enhance play areas with a mixture of both soft and hard landscaping counterbalances the small percentage loss. Officers are satisfied that in spite of the loss of open space, the social infrastructure would continue to serve the needs of the neighbourhood and/or wider community via modern infrastructure, in accordance with Policy S1 of the London Plan (2021).

10.14 Both Policy DM6.3 of the Islington Development Management Policies (2013) and Policy G2 of the Draft Islington Local Plan (2019) resist the loss of private open space where there would be a significant on impact on amenity, character and appearance, biodiversity and the environment. The London Plan also resists the loss but emphasises the need either for re-provision or identification

that there is no ongoing need for the space. Figure 10 below demonstrates an outline of the extent of existing private open space which is to be lost.



**Figure 10** – Aerial view, showing an outline of the extent of open space to be lost

- 10.15 The proposed extension would have a total floor area of 131sqm in this case. When compared against the total site area of 1407sqm, this represents a percentage of 9.31% of the total space. Cumulatively with existing floor area, the new total floor area of the school buildings would be 666sqm which, against the total site area represents a total of 47.33%. With the total figure of built floorspace representing less than half of the total site area, officers are satisfied that a sufficient proportion of open space would still be retained within the site as a result of the extension which is welcomed in this urban location. When balanced against the loss of open space, it is also evident that the extension would result in additional high-quality educational facilities, aiding in bringing the school back into use for a greater number of pupils than previous uses. The loss of open space, which officers do not deem to account as 'significant' as per the policy, can therefore be accepted on balance in this case.
- 10.16 As outlined above, the application form confirms that the school has been vacant since July 2021 and thus the requirement for the improvement works is acknowledged, with bringing the school back into viable use a priority in line with Policy DM4.12. Before the school became vacant, the number of pupils at the school was confirmed to be 12. The applicant has since confirmed that the proposal would result in the number of pupils increasing to 30. Although this would be more than double the number of original students, the overall number is still considered to be low in proportion to the site area and it is considered that the total of 30 students would not add unreasonable strain on the site and its existing constraints. It is also important to note that the school caters for children with special educational needs (SEN) and does therefore not see the same number of pupils as other schools in the borough.
- 10.17 Overall, given the policy objectives of providing expanded and improved facilities for educational purposes, the proposal is considered to be acceptable in land use terms and would enhance the teaching facilities at the school, as well as secure optimum use of the facilities via shared use of the facilities. It would comply with the strategic National Policies (NPPF) as well as those found within the Development Plan (London Plan, Islington Core Strategy, and Development Management Policies).

## **Design and Character**

10.18 Policies CS8 and CS9 of Islington's Core Strategy (CS) 2011 and Policy DM2.1 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. Policy DM2.3 states that Islington's historic environment is an irreplaceable resource, and the council will ensure that the borough's heritage assets are conserved and enhanced in a manner appropriate to their significance.

### ***Single Storey Rear Extension:***

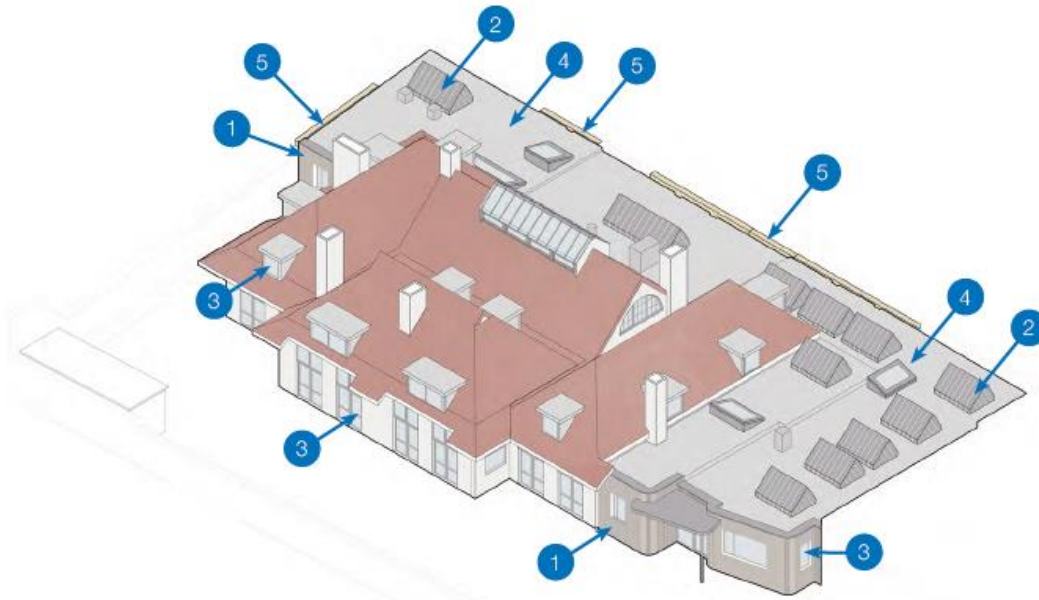
10.19 At present, the site contains several ad-hoc flat roofed additions to the principal school building. These buildings have been identified as being in a poor state of repair and poorly insulated. Given these factors and that the existing additions do not present a consistent footprint, their demolition and replacement with a well-designed, more cohesive extension is supported in design principle. Some examples of the existing additions in their current form, can be seen in Figure 11, below.

10.20 The proposed extension would be designed to wrap around the north-west, north-east and south-west sides of the principal school building. The main bulk of the extension would abut the end of the gardens of Boothby Road, whilst a section of the extension would also abut the end of the gardens of Giesbach Road. The other sections would wrap around the principal school building, leaving only the front elevation of the school building unaltered.



***Figure 11 – Example condition of existing ad-hoc extensions***

10.21 The proposed extension would be single storey in design with a flat roof, adding an area of 131sqm to the principal building. Several double glazed rooflights are proposed within raised zinc clad surrounds. The existing windows and doors in the retained parts are to be replaced with double-glazed aluminium framed windows and doors. The footprint of the proposed extension and associated rooflights and zinc clad surrounds can be seen in Figure 12 (below), as the flat-roofed grey section of footprint.



**Figure 12** – Footprint of the proposed extension and associated rooflights (grey area)

10.22 In terms of scale and massing, the proposed flat-roof extension has been designed to match the pitched roof eaves height of the principal school building and therefore, whilst its footprint is considerable, particularly along the north-eastern boundary (Boothby Road) of 40.0m, it would still serve as a subordinate, non-dominant addition to the existing building. It is also noted that the school building itself is set back approximately 30.0m from the streetscene of Elthorne Road and this would result in the proposed extension not being prominent in the public realm.

10.23 The proposed materiality for the extension is demonstrated in Figure 13, below. The principal external material for the walls of the extension would be vertical timber cladding (1), with a bitumen sheeted flat roof (4), additional zinc cladding for the raised rooflight surrounds (2) and double-glazed aluminium windows and doors. Where applicable, boundary walls are also to be built up in London Stock brickwork (5) to match the finish of any existing boundary walls.



**Figure 13** – Proposed materiality of extension, to be read in line with Figure 12 (above)

10.24 The extension proposes a contemporary appearance with the materials that have been selected. The materials are considered to compliment the original school building which has a more traditional form and appearance, by adding architectural interest and vibrancy to the building which in its existing form appears slightly tired and dated. As noted above, the principal building itself is considerably setback from the streetscene of Elthorne Road and the site is not located within an area of conservation. Whilst the proposed extension therefore may be partly visible in the public realm, most notably the zinc rooflight surrounds, the absence of heritage constraints in this case provides justification for a more modern design for the extension, deviating from the building’s more traditional form.

10.25 Although it is acknowledged that the new extension would be visible from some private views, most notably, from Boothby Road, it is considered that the overall height of the extension would not be dissimilar from the ad-hoc single storey additions which currently exist. A comparison drawing of the height difference between the existing ad-hoc extensions and proposed extension can be seen in Figure 14, below which shows that in exception to the raised rooflight surrounds, the height would be broadly consistent between the two roof forms. It is considered therefore that the

introduction therefore of a more consistent footprint of high-quality design is considered to improve the visibility aspects from surrounding private views from when compared to the existing situation.



**Figure 14** – Comparison of existing (above) and proposed (below) extension heights

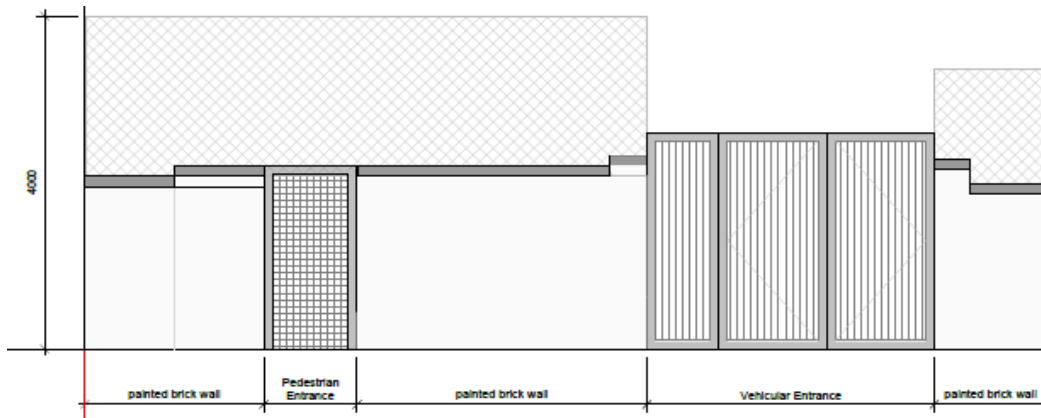
10.26 The positioning of the extension also favours a contemporary approach to the design given its visibility from public viewpoints would be limited due to the set back from the street. Officers are therefore satisfied that the design and the appearance of the extension would remain subordinate given its modest scale and massing and also complement the existing building with the use of contemporary materials. Therefore, the proposed extension is therefore considered acceptable from design perspective and would not harm the surrounding built character in this case.

10.27 While not located within a conservation area, the proposal is located in close proximity to Bellside House, a Grade B locally listed building at no. 4-6 Elthorne Road to the north-east of the site. Given the proposed building would have similar heights to the existing ad-hoc structures, Officers are satisfied the proposal would represent a visual improvement in terms of appearance and the overall impact upon the setting of the locally listed building is deemed to be minimal and acceptable.

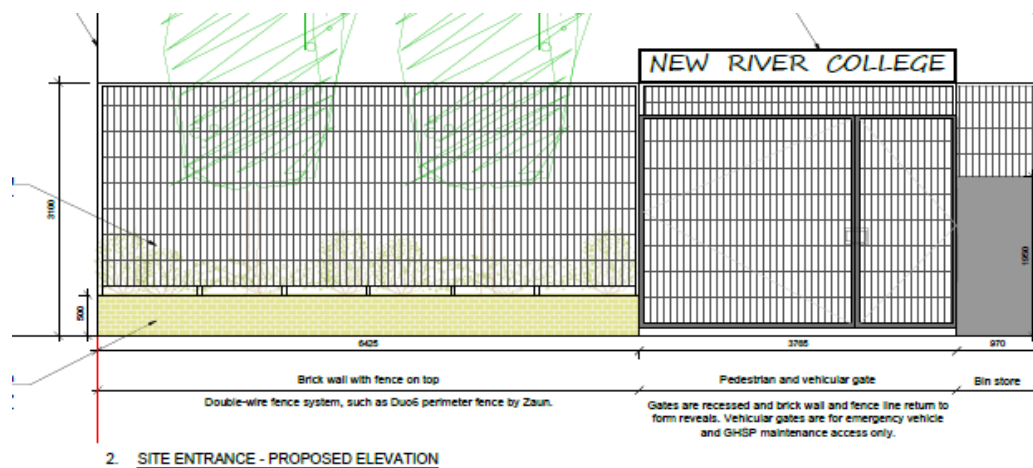
#### **New Site Entrance Gate:**

10.28 It is proposed to install a new site access gate fronting Elthorne Road with associated ramp and boundary treatment. The existing arrangements sees a main vehicular entrance and separate pedestrian entrance located within a white painted brick wall. The new arrangement proposes to integrate the pedestrian and vehicle entrance with the use of a double-wire fence system with a single-leaf design detail. An identification sign depicting the name of the school located above, which when assessed against Advertisement Regulations would be deemed consent and not subject to a separate advert application. The existing painted brick wall would be replaced by a 0.5m high brick wall with fencing above. A comparison between the existing and proposed arrangements can be seen below in Figures 15 and 16, respectively.





**Figure 15 – Existing Site Entrance (Elthorne Road)**



**2. SITE ENTRANCE - PROPOSED ELEVATION**

**Figure 16 – Proposed Site Entrance**

10.29 The existing entrance is poor quality which appears imposing and is of detriment to the street scene. The new arrangement is deemed to introduce an overall visual improvement to the streetscene and would see a more consistent design form. The materiality is deemed an improvement on the existing situation, notably, owing to the introduction of a lightweight high fence which is less imposing than the solid wall structure and fencing above which currently exists. When combined with the newly proposed soft landscaping, the boundary treatment would eventually mature to appear more softer visually from the street than what is presently existing. The overall height of the boundary treatment would be reduced combined with the transparent nature of the fencing would ensure the treatment is less imposing. The pedestrian and vehicle gate would also be logistically combined as one single gate and small-scale identification signage (reading the school's name) would further contribute towards an improved visual appearance. Overall, concerns are therefore not raised to the site entrance gate arrangement from a design and appearance perspective.

10.30 The applicant has confirmed that the doors have been designed to the requirements of Building Regulation Approved Document Part M which is welcomed. However, clarification has also been requested from the Council's Inclusive Design Officers on how the ramp associated with Approved Document Part M. The applicant has confirmed that the ramp is required to make the newly formed multi-use sports area as level useable as possible. The ramp is considered to be a small-scale, necessary addition and is accepted in planning design terms in this case. It is considered that the specifics, alongside the proposed design detailing for the gate, can be covered as part of the recommended landscaping scheme condition (see Landscaping, Trees and Biodiversity section for further details).

**Associated Works:**

10.31 Landscaping works to the existing play facilities are proposed. These consist of several elements which are discussed further in the 'Landscaping, Trees and Biodiversity' section of the report but

from a design and appearance perspective, they are considered not to raise a concern as they would be small-scale and set away from the public realm, being of benefit to the existing school. A multi-use games area (MUGA) would be formed within the existing hard landscaped area but would consist of a multi-sport panel and associated line painting only, omitting any associated floodlighting.

- 10.32 It is also proposed to introduce cycle parking stands with an associated covering canopy. A new refuse store arrangement would also be created. Although these would be located closer to the street (Elthorne Road), any impact on character is considered to be outweighed by the benefits the arrangements would bring in refurbishing the vacant school.

### **Design Conclusion**

- 10.33 The proposed extension and associated works are considered to be of high-quality design and would be of benefit to New River College, providing improved facilities for education and training. For this reason and those outlined above, it is considered that the proposal accords with the relevant sections of the NPPF (2021), Policies D3 and D4 of the London Plan (2021), Policy CS8 of the Islington Core Strategy (2011), Policy DM2.1 of the Development Management Policies (2013) and the guidance contained within the Urban Design Guide (2017).

### **Neighbouring Amenity**

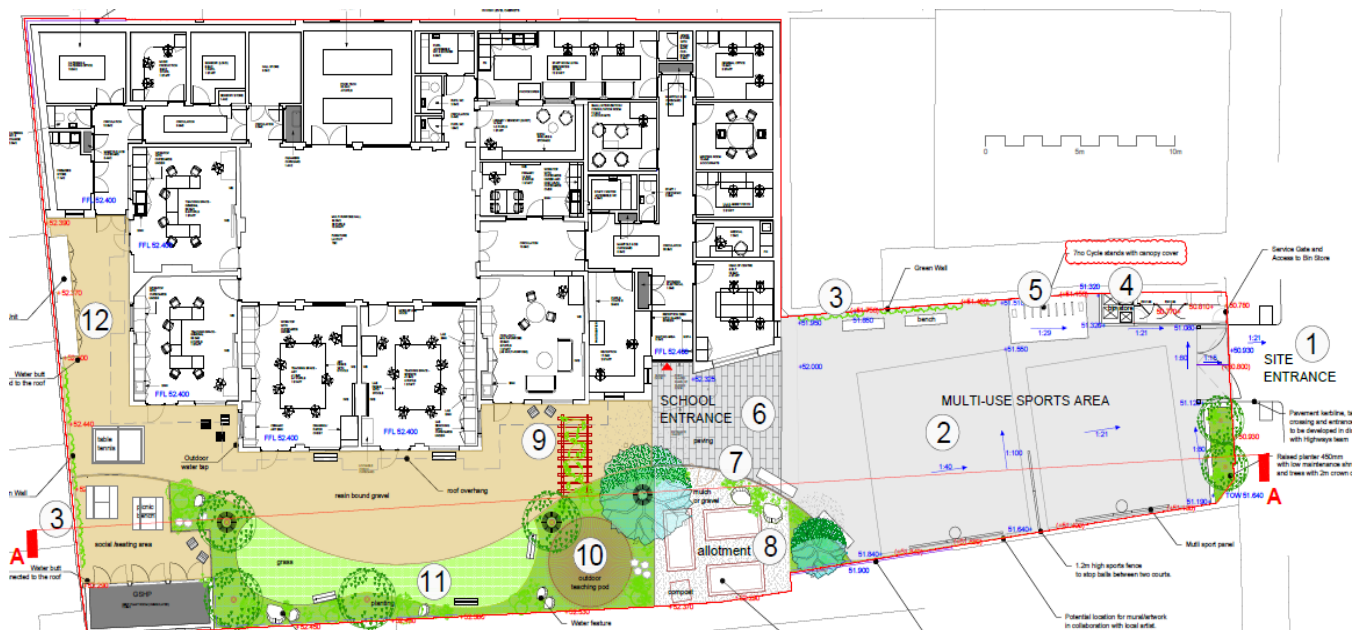
- 10.34 Development Management Policy DM2.1 (part Ax) confirms that, for a development proposal to be acceptable it is required to provide a good level of amenity including consideration of noise and the impact of disturbance, hours of operation, vibration, pollution, fumes between and within developments, overshadowing, overlooking, privacy, direct sunlight and daylight, over-dominance, sense of enclosure and outlook.
- 10.35 The proposed extension would be single storey in height and would not encroach beyond the eaves of the principal pitched-roof school building, nor would it protrude beyond the height of existing residential boundary walls to Giesbach and Boothby Road. Given this is the case and that the single storey extension would be positioned approximately 9.0m from the residential buildings (1-7 Boothby Road) and approximately 6.0m from the residential buildings at 28-30 Giesbach Road, it is considered not to create undue harm to neighbours in the form of loss of light, increased overshadowing and loss of outlook/increased sense of enclosure.
- 10.36 With regard to impacts to neighbouring privacy, a public representation has been received highlighting this as a concern to the buildings 1-7 Boothby Road. It is important to note that no windows are being proposed that would directly face the properties of Boothby Road. Whilst it is acknowledged that rooflights are proposed with associated raised surrounds, these would be high level and would not present the opportunity for direct outlook to neighbouring habitable windows. Therefore, whilst the objection is noted in this case, officers are satisfied that the proposal would be acceptable on the grounds of overlooking and privacy.
- 10.37 In terms of noise impacts, although the number of pupils would be increasing and new landscaping works are being proposed, the principal use of the site as a SEN would not be changing. As previously noted, the increase in the number of pupils from 12 to 30 is considered not to be unreasonable. The school site has an overall area of 1407sqm and is therefore deemed to be suitably equipped to accommodate such numbers without resulting in undue strain on the surrounding residents.
- 10.38 The development is in a highly constrained site surrounded by nearby residential and therefore some disruption is inevitable as a result of constructions. Any recommendation for approval of permission will therefore include a pre-commencement condition which requests a fully detailed plan to be submitted outlining the construction arrangements. In addition, Officers note that no community use is proposed as part of the application. The submitted Design & Access statement has indicated weekend use of the site. Should the applicant intend to undertake a community use, a Community Use Operation Plan shall be submitted and approved by the Council. The details shall include the nature of the use, hours of use and controls in place to manage the community use. This would be secured via condition (condition 8 below).

- 10.39 Finally, it is noted that the drawings suggest that where applicable, boundary walls will be built up in London stock brickwork. Although not a material consideration, such works may result in the requirement for a party wall agreement between the applicant and the owners of the surrounding residential properties. A further informative will therefore be included as part of any recommendation for approval to remind the applicant of this.
- 10.40 Overall, the proposal would accord with policy DM2.1 and DM4.12 which requires development to safeguard the residential amenity to neighbouring properties.

### **Landscaping, Trees and Biodiversity**

- 10.41 Policy DM6.5 states that developments must aim to protect the landscape, biodiversity value and growing conditions of the development site and surrounding area. 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.
- 10.42 The application proposes the following landscaping changes which can be read in accordance with Figure 17 (below). The new entrance (1), bin store (4) and cycle parking (5) are not included in the below list and are instead discussed separately within the relevant sections of the report.

- Re-tarmac existing concrete area for use as multi-use sports area (2)
- Formation of a 'green wall' decoration (3)
- Refurbished school entrance area with feature paving and raised planter (6)
- Provision of sensory post/fence system, separating entrance area and allotment (7)
- Formation of allotment area with 0.45m high planting beds and gravel surfacing (8)
- Creation of feature tree and associated free standing pergola (9)
- Formation of outdoor teaching pod for outdoor lessons (10)
- Hard and soft landscaping areas consisting of resin gravel (9) and hard-wearing turf (11)
- Formation of outdoor storage area – 6.0m (l) x 1.0m (w) x 2.0m (h) (12)



**Figure 17 – Proposed landscaping plan (with associated numbering)**

- 10.43 Officers welcome the proposed landscaping arrangements in this case. The arrangements are considered to be well-designed and thought out and would be of benefit to the students of the SEN and its daily functioning. The proposals have also been reviewed by the Council's Inclusive Design Officers who have also formed a positive view, subject to further clarifications and details being provided. To secure such details and to comprehensively address the requests of the Inclusive Design Officers, a pre-commencement condition will be included as part of any recommendation for approval requesting a full landscaping scheme.

- 10.44 The overall landscaping changes and introduction of dedicated play areas are considered to visually improve the school playground which would be beneficial to the students from a health perspective (both mental and physical) creating aesthetically attractive leafy areas as well as play spaces that currently are lacking on the site.
- 10.45 For the above reasons, officers welcome the landscaping proposals, and the scheme is considered to be acceptable in this regard and compliant with Policy DM6.5 of the Islington Development Management Policies (2013).

### **Highways and Transportation**

- 10.46 Part B of Policy DM8.2 and associated Appendix 5 does state that all school developments should have a school travel plan. Whilst it is acknowledged that a School Travel Plan was not submitted to accompany the application, given the proposal would not result in the expansion of pupil numbers and would be a relatively small extension, it is not considered to be necessary in this instance.
- 10.47 Policy DM8.4 seeks to ensure minor developments creating new residential and/or commercial units, and extensions of 100sqm or greater, are required to provide cycle parking in accordance Appendix 6 of the Development Management Policies (2013). Policy T5 of the London Plan (2021) also identifies that development proposals should help remove barriers to cycling and create a healthy environment in which people choose to cycle. Schools are required to provide 1 Space per FTE staff and 1 Space per 8 students (long-stay) and 1 space per 100 students (short stay).
- 10.48 There does not appear to be existing cycle spaces present within the site and the applicant has confirmed that a total of 7 no. spaces would be provided as part of the current proposal to be covered by a canopy within the hard-surfaced playground area. The London Plan Policy for school cycle parking provision does not specify in regards the amount of floorspace, but officers are satisfied that given the total number of proposed students (30), that the number of spaces provided (7) is adequate. The provision is therefore deemed to be in compliance with the requirements of the London Plan (2021). The cycle parking provision will be reiterated via a compliance condition as part of any recommendation for approval.
- 10.49 As per the inclusive design officer's request, the applicant has also confirmed that the stands would accommodate both accessible cycles and tricycles. For this reason and those outlined above, officers therefore do not raise objection to the scheme on these grounds.

### **Refuse and Recycling**

- 10.50 Policy CS11 states that the council will encourage sustainable waste management by requiring development to provide waste and recycling facilities which fit current and future collection practices and are accessible for all.
- 10.51 Officers do not raise concern towards the newly proposed refuse arrangement which would be located within an enclosed area adjacent to the main entrance gate, allowing for a transportation of less than 10.0m to the highway (Elthorne Road) on collection days. The new entrance gate arrangement has been designed with a separate door for the refuse storage which is welcomed. The scheme is therefore also deemed acceptable on these grounds and the proposed arrangements will be reiterated via a compliance condition as part of any recommendation for approval.

### **Fire Safety**

- 10.52 Policy D12 of the London Plan (2021) seeks to ensure all development proposals must achieve the highest standards of fire safety. As the proposed extension and playground equipment would not change the use, the provision of a Fire Statement is not considered to be proportionate in this instance. The school has been vacant since July 2021 but a fire evacuation strategy for the previous time the school was in use has since been sent through (dated July 2016). This emphasises that the school is fitted with the adequate number of fire alarms and smoke and heat detection systems. It also sets out an outline of means of escape, via fire exit doors. The site benefits from vehicular access via the new entrance gate which is acknowledged.

- 10.53 The applicant has suggested that a similar arrangement would be in place for when the school comes back into use. To ensure the fire strategy is up to date in this regard, a condition will be included requesting a fire strategy prior to commencement of development on this proposal commencing at the site.

## **11. SUMMARY AND CONCLUSION**

### **Summary**

- 11.1 The application relates improved and enlarged educational facilities at New River College, in the form of a single storey wraparound extension, a new entrance gate and associated external landscaping. The school is located on the western side of Elthorne Road within close proximity to Archway Town centre and has been vacant since July 2021.
- 11.2 The proposed single storey wraparound extension would replace the existing ad-hoc single storey extensions that have been added to the principal school building over time. The extension would wrap around the north-western, north-eastern and south-eastern facades of the building and would provide new teaching space, sensory rooms, WC & shower and medical rooms. The existing parts of the school building would also be refurbished accordingly.
- 11.3 The new entrance gate would be located at the main school entrance from Elthorne Road. The existing entrance and pedestrian gates are separate, and the proposed works would incorporate both into a single gated entrance. Associated works include the creation of a school sign above, reading 'New River College' and an external entrance to a bin store.
- 11.4 The proposed landscaping works would be within the boundary of the site only and are designed to improve the quality of the existing playgrounds through methods such as re-surfacing, the creation of teaching pod facilities and the formation of an allotment area and associated planting and green space.
- 11.5 In land use terms, the National Planning Policy Framework (NPPF) states that Local Planning Authorities should give great weight to the need to create, expand or alter schools and should take a positive approach to development that will widen the choice of education. The Council Development Management Policies (2013) policy DM4.12 encourages the expansion of social infrastructure to support the needs of communities, such as schools. It's location is considered convenient for the communities it serves and would complement the existing uses and the character of the area and avoid adverse impacts on the amenity of surrounding uses.
- 11.6 The newly proposed extension, which would create 131sqm of new educational floorspace, would allow the school to increase the number of pupils from 12 to 30. Although some of the existing open space would be lost, the community benefits of improving the facilities with a high-quality design and increasing the overall number of pupils are considered to outweigh any loss.
- 11.7 The design of the proposed extension, entrance gate and landscaping works are considered to be of an acceptable scale and in keeping with the existing buildings within the application site and the residential properties along Giesbach Road/Boothby Road and commercial properties along Elthorne Road. The proposed materials for the extension are also considered to be appropriate and in keeping with the visual appearance of style and detailing of the existing buildings. The development overall would preserve the surrounding built character.
- 11.8 The proposed development is considered not to have an unacceptable material adverse impact on adjoining residents' amenity levels in terms of noise disturbance, overlooking or loss of light. The proposal is also considered not to result in any significant access, transportation or refuse issues over and above the existing situation and is also considered acceptable on the grounds of inclusive design, following consultations with the Council's Inclusive Design Officers.
- 11.9 The proposal overall is considered acceptable subject to suitable conditions as set out in Appendix 1 and it is recommended that the application be approved.

## **Conclusion**

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

## **APPENDIX 1 – RECOMMENDATIONS**

### **RECOMMENDATION A**

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

#### **List of Conditions:**

<b>1</b>	<b>Commencement</b>  CONDITION: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.  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).
<b>2</b>	<b>Approved Plans List</b>  DRAWING AND DOCUMENT NUMBERS: The development hereby approved shall be carried out in accordance with the following approved plans:  NRC-HBA-XX-XX-DR-A-08-0100 (Rev. P02) - Location Plan, NRC-HBA-XX-00-DR-A-08-0120 (Rev. P02) - Ground Floor Plan, NRC-HBA-XX-01-DR-A-08-0121 (Rev. P02) - Proposed Roof Plan, NRC-HBA-XX-XX-DR-A-08-0122 (Rev. P02) - Proposed Elevation & Sections 1, NRC-HBA-XX-XX-DR-A-08-0123 (Rev. P02) - Proposed Elevation & Sections 2, NRC-HBA-XX-XX-DR-A-08-0124 (Rev. P02) - Proposed Elevation & Sections 3, NRC-HBA-XX-XX-RP-A-08-0001 (Rev. P01) - Design & Access Statement prepared by Hawkins/Brown (dated 24/01/2023), NRC-SPD-XX-XX-DR-L-001 (Rev. P05) - Proposed Landscaping General Layout, NRC-SPD-XX-XX-DR-L-002 (Rev. P2) - Site Entrance Elevations  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.
<b>3</b>	<b>Materials (Compliance)</b>  MATERIALS (COMPLIANCE): The development shall be constructed in accordance with the schedule of materials noted on the plans and within the Design and Access Statement. The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.  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.
<b>4</b>	<b>Construction Management Plan (Details)</b>  CONDITION: No development shall take place on site unless and until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP shall provide details in relation to:  (a) proposed programme of works (b) site manager/liaison officer details (c) hours of work (d) access arrangements for vehicles and material storage (e) noise, air quality and vibration control (f) detailed swept path analysis with dimensions shown (g) hoarding arrangements (with consultation with the Street Works Team)

	<p>The development shall be carried out strictly in accordance with the CMP so approved and no change therefrom shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: To ensure that the development does not adversely impact on neighbouring residential amenity, traffic and highway safety due to its construction and operation.</p>
<b>5</b>	<b>Cycle Parking Provision (Compliance)</b>
	<p>The bicycle storage area shown on the plan number NRC-SPD-XX-XX-DR-L-001 (Rev. P05), hereby approved, shall be provided strictly in accordance with the details and provided prior to the first occupation of the development, and maintained as such thereafter into .</p> <p>REASON: To ensure adequate cycle parking is available and easily accessible on site and to promote sustainable modes of transport.</p>
<b>6</b>	<b>Refuse Storage (Compliance)</b>
	<p>The dedicated refuse / recycling enclosure(s) shown on the plan number NRC-SPD-XX-XX-DR-L-001 (Rev. P05), hereby approved, shall be provided prior to the first occupation of the development hereby approved and shall be maintained as such thereafter into perpetuity.</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>
<b>7</b>	<b>Landscaping (Details)</b>
	<p><b>LANDSCAPING (DETAILS):</b> A landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The landscaping scheme shall include the following details:</p> <ul style="list-style-type: none"> <li>a) an updated Access Statement detailing routes through the landscape and the facilities it provides;</li> <li>b) a biodiversity statement detailing how the landscaping scheme maximises biodiversity;</li> <li>c) existing and proposed underground services and their relationship to both hard and soft landscaping;</li> <li>d) proposed trees: their location, species and size;</li> <li>e) soft plantings: including grass and turf areas, shrub and herbaceous areas;</li> <li>f) topographical survey: including earthworks, ground finishes, top soiling with both conserved and imported topsoil(s), levels, drainage and fall in drain types;</li> <li>g) enclosures: including types, dimensions and treatments of walls, fences, screen walls, barriers, rails, retaining walls and hedges;</li> <li>h) hard landscaping: including ground surfaces, kerbs, edges, ridge and flexible pavings, unit paving, furniture, steps and if applicable synthetic surfaces; and</li> <li>i) any other landscaping feature(s) forming part of the scheme.</li> </ul> <p>All landscaping in accordance with the approved scheme shall be completed / planted during the first planting season following practical completion of the development hereby approved. The landscaping and tree planting shall have a two year maintenance / watering provision following planting and any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of completion of the development shall be replaced with the same species or an approved alternative to the satisfaction of the Local Planning Authority within the next planting season.</p> <p>The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such.</p> <p>REASON: In the interest of biodiversity, sustainability, and to ensure that a satisfactory standard of visual amenity is provided and maintained.</p>
<b>8</b>	<b>Community Use Operation Plan</b>

	<p>COMMUNITY USE: Prior to any Community Use of the site, a Community Use Operation Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall detail the proposed use in terms of extent, hours of use and controls in place to control any such use. The scheme shall thereafter be implemented in accordance with the approval.</p> <p>REASON: To secure a well-managed and safe community access to the facility, and to ensure compliance with Development Management Policy DM4.12</p>
<b>9</b>	<b>Fire Safety</b>
	<p>FIRE SAFETY: Prior to commencement of the development hereby approved, a Fire Safety Strategy shall be submitted to the Local Planning Authority to demonstrate that the development is capable of providing adequate Fire Brigade access to the building (with reference to Approved Document B, volume 2 or relevant code of practice). The Strategy shall also include arrangement for safe evacuation of disabled people in an emergency.</p> <p>Should any subsequent change(s) required to secure compliance with the submitted Fire Safety Strategy, a revised Fire Safety Strategy would need to be submitted to and approved by the Local Planning Authority.</p> <p>The development shall be carried out in accordance with the Fire Safety Strategy under this condition and shall be maintained as such thereafter.</p> <p>REASON: To ensure appropriate fire safety measures, in particular adequate access for Fire Brigade appliances.</p>

## List of Informatives:

### Informatives

<b>1</b>	<b>CIL</b>
	<p>Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the London Borough of Islington Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL).</p> <p>The Council will issue a CIL Liability Notice stating the CIL amount that will be payable on the commencement of the development. Failure to pay CIL liabilities when due will result in the Council imposing surcharges and late payment interest.</p> <p>Further information and all CIL forms are available on the Planning Portal at <a href="http://www.planningportal.gov.uk/cil">www.planningportal.gov.uk/cil</a>, and the Islington Council website at <a href="http://www.islington.gov.uk/cil">www.islington.gov.uk/cil</a>. CIL guidance is available on the GOV.UK website at <a href="http://www.gov.uk/guidance/community-infrastructure-levy">www.gov.uk/guidance/community-infrastructure-levy</a></p>
<b>2</b>	<b>Noise</b>
	<p>It is recommended that the "Acoustics of Schools – a design guide" is followed in ensuring internal noise levels and noise transmission do not have detrimental impact on the wider area.</p>
<b>3</b>	<b>Construction Works</b>
	<p>Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Pollution Team, Islington Council, 222 Upper Street London N1 1XR (Tel. No. 020 7527 3258 or by email <a href="mailto:pollution@islington.gov.uk">pollution@islington.gov.uk</a>) 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>



<b>4</b>	<b>Highways Requirements</b>
	<p>Compliance with sections 168 to 175 and of the Highways Act, 1980, relating to “Precautions to be taken in doing certain works in or near streets or highways”. This relates, to scaffolding, hoarding and so on. All licenses can be acquired through <a href="mailto:streetworks@islington.gov.uk">streetworks@islington.gov.uk</a>. All agreements relating to the above need to be in place prior to works commencing. Compliance with section 174 of the Highways Act, 1980 - “Precautions to be taken by persons executing works in streets.” Should a company/individual request to work on the public highway a Section 50 license is required. Can be gained through <a href="mailto:streetworks@islington.gov.uk">streetworks@islington.gov.uk</a>. Section 50 license must be agreed prior to any works commencing. Compliance with section 140A of the Highways Act, 1980 – “Builders skips: charge for occupation of highway. Licenses can be gained through <a href="mailto:streetworks@islington.gov.uk">streetworks@islington.gov.uk</a>. Compliance with sections 59 and 60 of the Highway Act, 1980 – “Recovery by highways authorities etc. of certain expenses incurred in maintaining highways”. Haulage route to be agreed with streetworks officer. Contact <a href="mailto:streetworks@islington.gov.uk">streetworks@islington.gov.uk</a>. 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 <a href="mailto:highways.maintenance@islington.gov.uk">highways.maintenance@islington.gov.uk</a></p>
<b>5</b>	<b>Party Walls</b>
	<p>The applicant is reminded that although works to neighbouring boundary walls is classed as a civil matter between neighbours, these maybe subject to the Party Wall Act (1996).</p>

## **APPENDIX 2: RELEVANT POLICIES**

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

### **1 National Guidance**

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

- National Planning Policy Framework 2021

### **2. Development Plan**

The new London Plan was adopted in March 2021. The adopted London plan has now full weight and is it is considered a material consideration. The adopted London Plan policies have been fully taken into account.

Therefore 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 S1 Developing London's Social Infrastructure
- Policy S3 Education and childcare facilities
- Policy S4 Play and informal recreation
- Policy S5 Sports and recreation facilities
- Policy D3 Optimising site capacity through the design-led approach
- Policy D4 Delivering good design
- Policy D12 Fire Safety
- Policy T5 Cycling

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

- Policy CS8 Enhancing Islington's Character
- Policy CS10 Sustainable Design
- Policy CS11 Waste

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

- Policy DM2.1 Design
- Policy DM2.2 Inclusive Design
- Policy DM4.12 Social and Strategic Infrastructure and Cultural Facilities
- Policy DM6.3 Protecting Open Space
- Policy DM6.5 Landscaping, trees and biodiversity
- Policy DM7.1 Sustainable Design and Construction
- Policy DM7.2 Sustainable design standards
- Policy DM8.1 Movement Hierarchy
- Policy DM8.4 Walking and Cycling

### **3. Designations**

- iArticle 4 Direction - office to residential
- iCore Strategy Key Areas – Archway
- iTown Centres – Archway Town Centre
- Site within 100m of a TLRN Road
- iBusiness Association Areas – Junction

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

The following SPGs and/or SPDs are relevant:

Islington Local Development Plan

- Inclusive Design in Islington (2014)
- Islington Urban Design Guide (2017)

London Plan

- Sustainable Design & Construction
- Planning for Equality and Diversity in London

#### **5. Emerging Policies**

Draft Islington Local Plan (2019)

Emerging policies relevant to this application are set out below:

- Policy DH1 Fostering innovation and conserving and enhancing the historic environment
- Policy G4 Biodiversity, landscape design and trees
- Policy G1 Green Infrastructure
- Policy G2 Protecting Open Space
- Policy S1 Delivering Sustainable Design
- Policy S2 Sustainable Design and Construction
- Policy S4 Minimising greenhouse gas emissions
- Policy SC1 Social and Community Infrastructure
- Policy SC4 Promoting Social Value
- Policy T3 Car Free Development Parking
- Policy T2 Sustainable Transport Choices
- Policy T5 Delivery, Servicing and Construction
- Policy ST2 Waste